



13 Jasmine Close, Chaddesden Derby, DE21 6ZF £285,000

A MUCH IMPROVED, WELL-APPOINTED TWO-BEDROOMED DETACHED HOME featuring deceptively spacious accommodation. The property is set back from the road in a delightful cul-de-sac. Having the benefit of gas central heating, and uPVC double glazing, the Accommodation briefly comprises: -

GROUND FLOOR, side entrance, reception hall, L-shaped lounge/dining area, fitted kitchen with integrated appliances, garden room, and spacious shower room. FIRST FLOOR, landing, main bedroom with ensuite shower room, and further double bedroom. OUTSIDE, extremely well-kept gardens to front and rear, with ample off road parking, and garage. EPC C, Council Tax Band C.

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The Property

Positioned on a generous plot, this immaculately presented two-bedroom detached home offers an impressive blend of style and space. Early internal inspection is highly recommended. Comprising entrance hall, L shaped lounge/dining area, ground floor shower room, fitted kitchen, garden room, two generous sized bedrooms, one with ensuite, gardens to front and rear, ample driveway car standing, and garage.

Location

The property is situated in the popular suburb of Chaddesden, within a well-established cul-de-sac setting. Ease of access is afforded to a range of excellent local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, schooling, eateries, public houses, and recreational facilities. The nearby A52 and A38 provide links for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed via Nottingham Road continuing directly through the Chaddesden shopping centre and proceed up the hill to the area known as Cherry Tree Hill, which then becomes Derby Road. Before reaching the Raynesway traffic island turn left onto Oregon Way and second right onto Jasmine Close, where no 13 will be found on the left.

What 3 Words /// supply.invest.cabin

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13450

Accommodation

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

Side Entrance

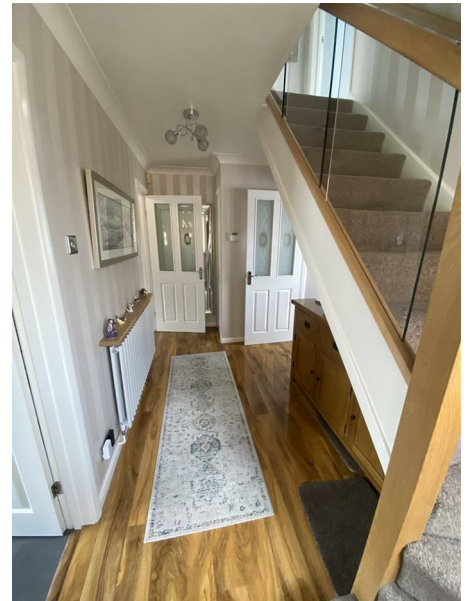
Having uPVC double glazed front entrance door and obscure glazed window to the side elevation opening into: -



Reception Hall

4.11m x 1.96m (13'6" x 6'05")

Having attractive high-gloss laminate flooring, staircase to the first floor with glazed balustrade, central heating radiator, useful cloaks cupboard, and doors off to principal rooms



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Spacious L-Shaped Lounge/Dining Area

Comprising: -



Lounge Area

4.45m x 3.02m (14'7" x 9'11")

Having feature fireplace with marble surround and matching hearth with inset flame-effect electric fire, ceiling coving, uPVC double glazed window, and radiator.



Dining Area

4.34m x 2.36m (14'3" x 7'9")

Having UPVC double glazed window, and central heating radiator.



Shower Room

Spacious luxury shower room having suite comprising; fully-tiled shower cubicle with Mira shower unit, inset wash hand basin, and low level WC, together with uPVC double glazed window to front with obscured glazing, useful storage space for washer and dryer, cupboard housing the gas-fired combination boiler providing domestic hot water and central heating.



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Breakfast Kitchen

4.60m x 2.67m (15'1" x 8'9")

Having high-Gloss laminate flooring, a comprehensive range of high-gloss white base and eye-level units, integrated eye-level double oven, induction hob, space for dishwasher, complimentary ceramic tiled splashbacks, central heating radiator, uPVC double glazed window, and doors leading to the:-



Garden Room

4.57m x 2.24m (15'0" x 7'4")

Having brick base and uPVC double glazed windows to side and looking over rear garden, with roof incorporating two Velux rooflights, and doors leading to rear garden. A very light and sunny room.





FIRST FLOOR

Landing

Having doors off to all rooms.

Main Bedroom

3.78m x 3.84m (12'5" x 12'07")

A good-sized bedroom, having a range of high-gloss wardrobes, ceiling coving, concealed lighting, two uPVC double glazed windows overlooking the rear garden, central heating radiator, and door to:-

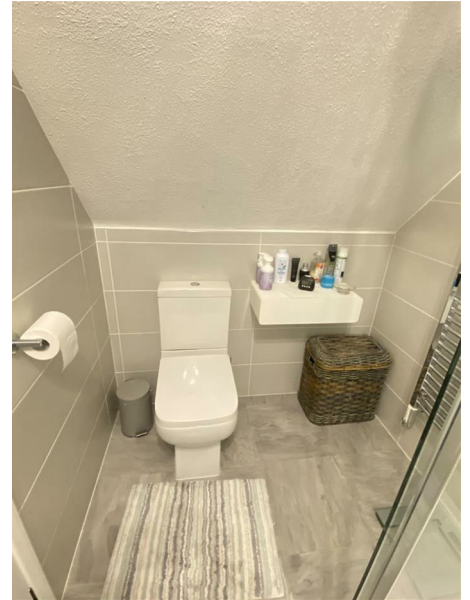


Ensuite Shower Room

Having suite comprising; shower cubicle, wash hand basin, and low-level WC, together with fully tiled walls, and complimentary flooring.



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Bedroom Two

3.78m x 2.67m (12'5" x 8'9")

Having fittings comprising; double and single wardrobes, useful central dressing table, with a cupboard, together with central heating radiator, and uPVC double glazed window to the rear.



OUTSIDE

Front Garden

A block-paved driveway leading to the side entrance and gate providing access to the rear garden and garage.

The front provides off-road parking for several cars, and an easily-maintained pebbled area, with trees, shrubs and planters .



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Rear Garden

The rear garden is absolutely beautiful. So much work has gone in to making it a little oasis! Stepping out of the garden room onto a paved patio its hard to know what to look at first with an array of pots with plants and shrubs, garden ornaments, at the top of the tiered gardens is a further patio with sitting area, greenhouse, and garden shed. This garden really has to be viewed to be fully appreciated.



Garage

6.10m x 3.05m (20'0" x 10'0")

Approached via the driveway, providing plenty of useful storage, and having electric power and light, with up-and-over door to the front, and door to the side to the garden.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Services


PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.


Anti-Money Laundering (AML) Regulations

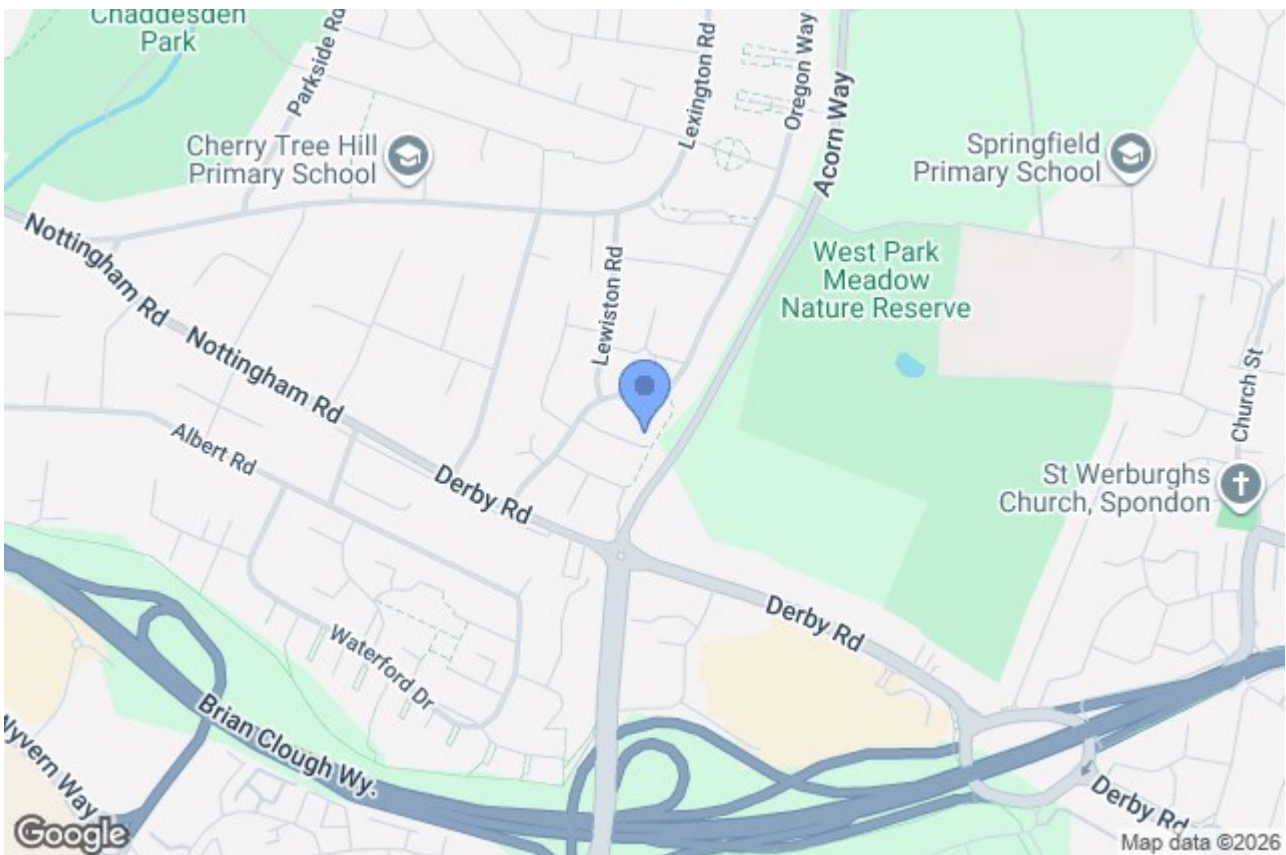
In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

In order to carry out the identity checks, we will need to request the following: -

- Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for

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