

**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [hannells.co.uk](http://hannells.co.uk)  
 E: [chaddesden@hannells.co.uk](mailto:chaddesden@hannells.co.uk)  
 T: 01332 281400

## Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £175 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

93 Wiltshire Road, Chaddesden, DE21 6FB | **£199,950 (Freehold)**

**An opportunity to acquire this modern detached family home forming part of a development of only two properties and occupying a popular location being well situated for local amenities. Having fitted floor coverings/carpets together with integrated appliances and benefiting from gas fired central heating, UVPC double glazing and viewing is highly recommended.**

- MODERN DETACHED FAMILY HOME
- THREE BEDROOMS (MASTER WITH EN-SUITE)
- LIVING/DINING KITCHEN WITH APPLIANCES
- OFF ROAD PARKING TO FRONT AND REAR
- EPC RATING B







### Full Description

An opportunity to acquire this modern detached family home forming part of a development of only two properties and occupying a popular location being well situated for local amenities.

Having fitted floor coverings/carpets together with integrated appliances and benefiting from gas fired central heating, UVPC double glazing and briefly comprises:- entrance hallway, good size lounge, well appointed and spacious living/dining kitchen and cloakroom/WC. To the first floor are three good size bedrooms, master bedroom with en-suite shower room and family bathroom. Outside, there is a garden area and off road parking together with turning space.

There is also the benefit of an additional parking space to the rear elevation. Call now to view!

### Measurements & Details

Reception Hallway: 6' 6" x 4' 8" (1.98m x 1.42m)

Lounge: 14' 3" x 13' 6" (4.34m x 4.11m)

Dining Kitchen: 17' 10" x 11' 7" (5.43m x 3.53m)

Cloaks/WC: 5' 1" x 3' 6" (1.55m x 1.07m)

First Floor Landing: 10' 7" x 7' 2" (3.22m x 2.18m)

Master Bedroom: 13' 8" x 10' 6" (4.16m x 3.20m)

En-Suite Shower Room: 9' 8" x 5' 9" (2.94m x 1.75m)

Bedroom Two: 9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom Three: 8' 2" x 7' 5" (2.49m x 2.26m)

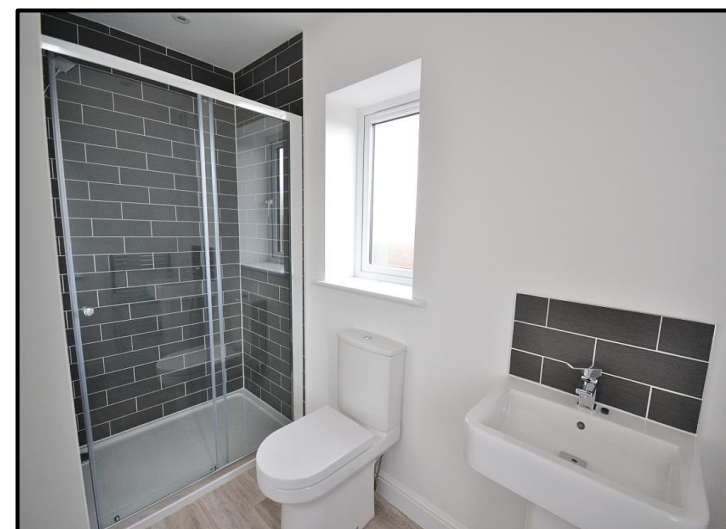
Family Bathroom: 9' 6" x 5' 8" (2.89m x 1.73m) max

#### Outside:

There is a garden area and off road parking together with turning space to the front elevation and an enclosed garden to the rear being mainly laid to lawn with patio area. There is also the benefit of an additional parking space to the rear elevation.

#### Please note:

The photographs were taken prior to the current tenants moving in.



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*A Moving Experience*