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28 Worcester Crescent, Chaddesden, DE21 4EQ | £148,000 Freehold

**** VIEWING RECOMMENDED ** NO UPWARD CHAIN **** This well proportioned and presented three bedroomed semi detached home would ideally suit the growing family or first time buyer. Accommodation includes:- entrance porch, reception hallway, spacious lounge/diner, kitchen, cloaks/WC, bathroom, ample off road parking, garage and good size garden.

- SPACIOUS AND WELL PRESENTED
- SEMI DETACHED HOME
- GOOD SIZE DINING KITCHEN
- THREE BEDROOMS
- EPC GRAPH D

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Bedroom One



Bathroom



Rear Elevation

Entrance Porch:

UPVC double glazed entrance door to the front elevation with matching side windows and a further door provides access to:-

Reception Hallway:

Laminate flooring, central heating radiator and a staircase provides access to the first floor.

Kitchen: 12' 4" x 9' 9" (3.76m x 2.97m)

Having matching base and eye level units incorporating drawers together with roll top works surfaces having a stainless steel sink unit inset with mixer tap together with water filter. In-built stainless steel gas hob with matching electric oven beneath. Plumbing and space for dishwasher, ceramic tiled flooring, central heating radiator and recessed lighting. UPVC double glazed window to the front elevation, recessed lighting and door to:-

Cloakroom/WC:

Housing a low flush WC incorporating a sink over and UPVC double glazed obscure window to the front elevation.

Spacious Through Lounge/Diner: 21' 7" x 12' 9" (6.57m x 3.88m)

Having a wall mounted real flame effect gas fire, central heating radiator and laminate flooring. TV aerial point, UPVC double glazed window to the rear elevation and double glazed patio doors provide access to the rear garden.

First Floor Landing:

UPVC double glazed obscure window to the front elevation, laminate flooring and access is provided to the roof space. Overstairs storage cupboard housing a Worcester combination central heating boiler.

Double Bedroom One: 12' 3" x 11' 4" (3.73m x 3.45m)

UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.

Double Bedroom Two: 11' 6" x 9' 4" (3.50m x 2.84m)

UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.

Bedroom Three: 9' 5" x 7' 8" (2.87m x 2.34m)

UPVC double glazed window to the front elevation, laminate flooring and central heating radiator. Overstairs storage cupboard.



Bathroom: 7' 7" x 4' 9" (2.31m x 1.45m)

Having a three piece suite comprising of:- panelled bath with mains shower over and shower screen, pedestal wash hand basin and low flush WC. Partially tiled walls, tiled flooring and heated towel rail. Two UPVC double glazed obscure windows to the side elevation.

Outside:

Off road parking is provided to the front elevation for two/three vehicles. There is the benefit of an attached GARAGE 19'9" x 9'8" with up and over door, light, power and plumbing/space for washing machine. UPVC double glazed door provides access to the rear garden. There is a good size enclosed rear garden having a full width paved patio area with garden area beyond together with covered seating area.



Directions:

From the Chaddesden office turn left into Nottingham Road and at the main traffic light junction turn right into Chaddesden Park Road. At the 'T' junction turn left into Max Road which in-turn becomes Hereford Road. Turn right into Perth Street and left into Worcester Crescent where the subject property can be found on the left hand side being identified by our Hannells 'For Sale' board.

Get in touch! Tel: 01332 281400 Email: chaddesden@hannells.co.uk

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property. They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

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View this property

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