

# Wingfield Drive, Chaddesden

aksresidential.com

Offers over  
£150,000



This property at a glance:



1



3



1



2



D



Watch the video



# Wingfield Drive, Chaddesden



## Mikaela says:

*"This property is in a great spot! A short walk from amenities and a local pub restaurant, it's also only a short drive from the city. Internally, there's a welcoming hallway as you walk in, where there's access to a good sized living room which has a beautiful big bay window letting in lots of natural light and making the space feel very open. Along the back of the home there's a generously sized kitchen diner where there's plenty of cupboard space and room for freestanding appliances, as well as room for a large dining table. There's some under stairs storage you can access from the kitchen too! Upstairs, the two larger double bedrooms are really spacious, there's also a reasonably sized single room too. As well as the family bathroom upstairs, there's also plenty of landing storage. Outside there's a double tandem driveway and a sizeable low maintenance garden with mostly grass and plenty of patio space for outdoor furniture. There's plenty of space in this home for a growing family!"*



# Wingfield Drive, Chddesden



**Did you spot...**

*This spacious 3 bed home  
is within walking distance  
of local amenities*



A message from the seller:







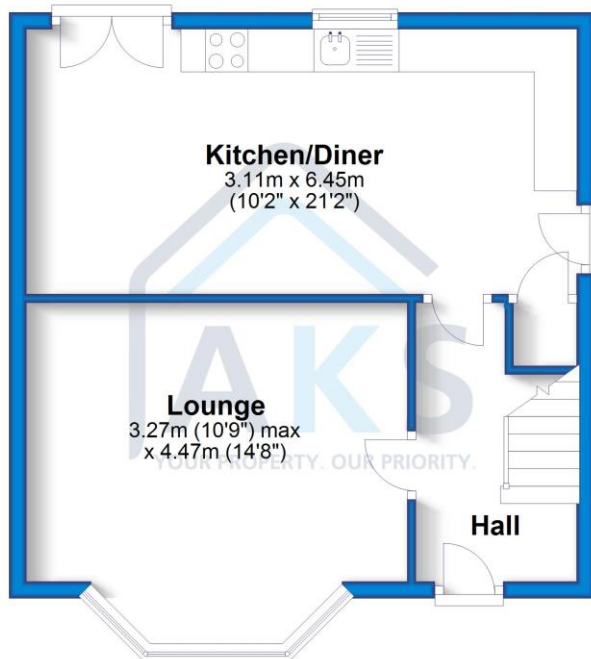
# Floor Plan



aksresidential.com

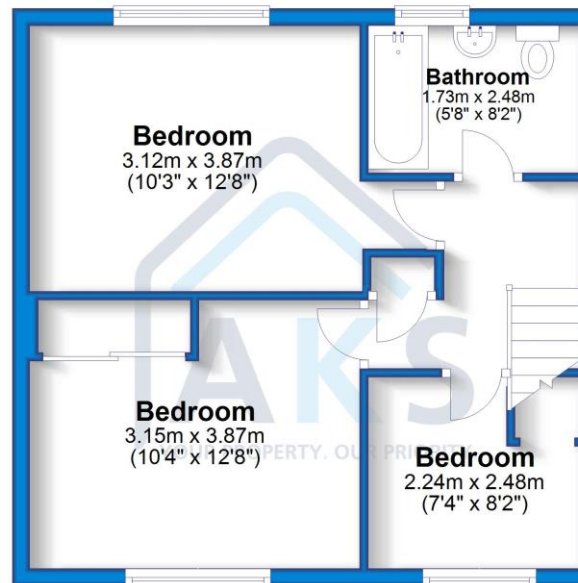
## Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- GREAT LOCATION CLOSE TO AMENITIES
- 2 SPACIOUS DOUBLE BEDROOMS AND 1 SINGLE ROOM
- GENEROUS KITCHEN DINER
- EPC RATING D
- SHARED DRIVEWAY



## About the area:

Situated on the outskirts of Derby City Centre, the village of Chaddesden is a great location for all buyers and investors, very close to the neighbouring village of Oakwood and The Oak and Acorn pub are all within walking distance of the property. Also, within Oakwood, there is the Springwood Leisure Centre with facilities including a gym and classes, 3G sports pitches and even a library. For commuters, Chaddesden is within a 5 minute drive of the A38 and A52 both leading to the M1 and also Derby city Centre. The public transport links into the City Centre also run frequently through Chaddesden.



## Schools:

There are several Primary Schools in the area which feed into Lees Brook Academy in Chaddesden



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here to watch the property video](#)

