

Waterford Drive, Chaddesden

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Offers in excess of
£165,000



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This property at a glance:




Watch the video



Waterford Drive, Chaddesden



Mikaela says:

What a lovely home! This mid terrace home feels so warm and welcoming as you come inside. The living room sits to the front where there's lots of space for furniture, a big bright bow window and even an injection of character with a fantastic feature fireplace and beams on the ceiling. The kitchen is a great space with tons of cupboard storage, space for a large free standing oven and appliances and even a breakfast bar. There's access out from the kitchen to the rear of the property, where there's the front part of the garage still available for storage and a large driveway too.

Upstairs, there are two spacious double bedrooms with plenty of room for furniture and a single bedroom too, which is currently being used as an office space. The bathroom is my favourite room upstairs, the black fixtures and white tiles create a lovely modern feel.

To the front of the home is the garden and what a beautiful space it is! Mainly laid with artificial lawn which creates a great low maintenance space, there's an attractive patio area for seating and entertaining and a gate that leads out onto the pathway. Overall i think this is an attractive home in a great area close to amenities, which would really appeal to a small family or even an investor!"



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Did you spot...

This lovely home has beams and a feature fireplace



A message from the seller:

"This has been a great first time home, we've loved living here! In the summer months it's lovely and light and it's cosy and warm in winter. It always feels welcoming when we come home and we love the kitchen and breakfast bar, we love to host in here! We like the spacious bedrooms and the large modern shower. The garden is really relaxing and it's low maintenance with the artificial lawn! We've found it a great space to relax and entertain. The house is in a quiet, friendly neighbourhood with easy access to shops and close walk to town! Nice walks for the dogs around here too!"

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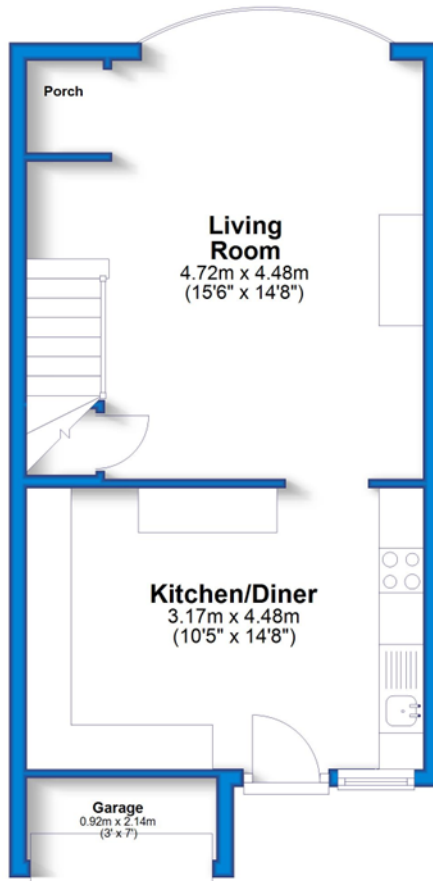


Floor Plan

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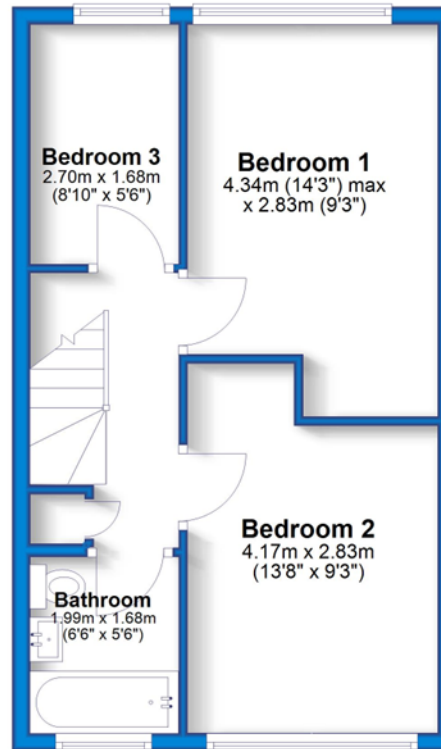
Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- EPC D
- CLOSE TO AMENITIES AND THE POPULAR CHADDESSEN PARK
- TANDEM DRIVEWAY PARKING AND PART GARAGE STORAGE
- BREAKFAST KITCHEN
- 2 DOUBLE BEDROOMS AND 1 SINGLE



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



300+ 5 star Google Reviews



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



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