

# Fletcher & Company

69 Chaddesden Park Road, Chaddesden, Derby,  
Derbyshire, DE21 6HH

Offers Around £365,000

Freehold



- Attractive Double Fronted Detached Residence
- Good Sized Driveway for Several Vehicles, Integral Garage
- Large Plot with Patio & Extensive Lawn
- Versatile & Spacious Accommodation
- Three Reception Rooms & Dining Kitchen
- Fitted Guest Cloakroom & Utility
- Master Bedroom with En-Suite Shower Room
- Four Further Bedrooms & Family Bathroom
- Close to a Good Range of Amenities





## Summary

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Attractive double fronted five bedroom detached residence occupying a popular and convenient location on Chaddesden Park Road in Chaddesden.

This is a well positioned, extended five bedroom detached residence occupying a larger than average plot on a popular tree-lined street. The property is set back behind a wall with a gravelled driveway providing off road parking for several vehicles and access to an integral garage. To the rear of the property is a sizeable garden featuring a patio and extensive lawn.

Internally, the property comprises entrance hall, fitted guest cloakroom, front sitting room, lounge/dining room, large conservatory, L-shaped breakfast kitchen and utility room. The first floor landing leads to the master bedroom with en-suite shower room, four further bedrooms and bathroom.

# F&C

## The Location

The property's location is a short walk from a good selection of shops and facilities on Nottingham Road and a regular bus service runs along Chaddesden Park Road into Derby City Centre. The property is also convenient for the Wyvern Retail Park and Derby City Centre along with easy access to the A52.

## Accommodation

### Ground Floor

#### Entrance Hall

18'4" x 6'11" (5.61 x 2.12)

Entrance door provides access into hallway with central heating radiator, staircase leading to first floor and doors to:

#### Sitting Room

11'5" x 11'3" (3.48 x 3.45)

With a beautiful feature marble fire surround and hearth with multifuel stove, central heating radiator, coved cornice and double glazed window to front.



#### Lounge/Dining Room

22'6" x 11'3" (6.87 x 3.45)

With central heating radiator, wall mounted electric fire and double glazed doors opening into conservatory.



### Conservatory

16'0" x 15'3" (4.90 x 4.65)

A large uPVC double glazed construction with views over the garden and uPVC double glazed French doors opening onto the patio.



### Breakfast Kitchen

16'8" x 9'10" (5.10 x 3.01)

With an L-shaped preparation surface having inset stainless steel sink unit and mixer tap, fitted cupboards and drawers with complementary wall mounted cupboards including a china display cabinet, integrated induction hob with oven beneath, integrated dishwasher, central heating radiator, double glazed window and door to rear garden and further doors to utility room and under-stairs storage.



### Utility Room

8'10" x 5'6" (2.71 x 1.70)

With worksurface, stainless steel sink unit, plumbing for washing machine, tumble dryer and fridge/freezer (negotiable on sale), wall mounted gas boiler and double glazed window.

### Fitted Guest Cloakroom

With low flush WC, central heating radiator and window to rear.

### First Floor

#### Landing

With access to loft space and doors to all five bedrooms and bathroom.

### Master Bedroom

16'8" x 11'3" (5.10 x 3.44)

With central heating radiator, fitted furniture and twin doors to en-suite shower room.



### **En-Suite Shower Room**

11'3" x 5'4" (3.45 x 1.63)

With low flush WC, pedestal wash handbasin, shower cubicle with shower, central heating radiator and double glazed window to rear.



### **Bedroom Two**

13'7" x 8'11" (4.15 x 2.72)

With central heating radiator and double glazed window to front.



### **Bedroom Three**

12'2" x 10'10" (3.73 x 3.32)

With central heating radiator and double glazed window to front.

### **Bedroom Four**

9'8" x 6'9" (2.97 x 2.06)

With central heating radiator and double glazed window to rear.

### **Bedroom Five**

7'4" x 6'9" (2.26 x 2.06)

With central heating radiator and double glazed window to front.

### **Family Bathroom**

9'3" x 8'9" (2.82 x 2.67)

With a white suite comprising low flush WC, vanity unit incorporating sink, large walk-in shower cubicle, separate bath, towel radiator and double glazed window to rear.



### **Outside**

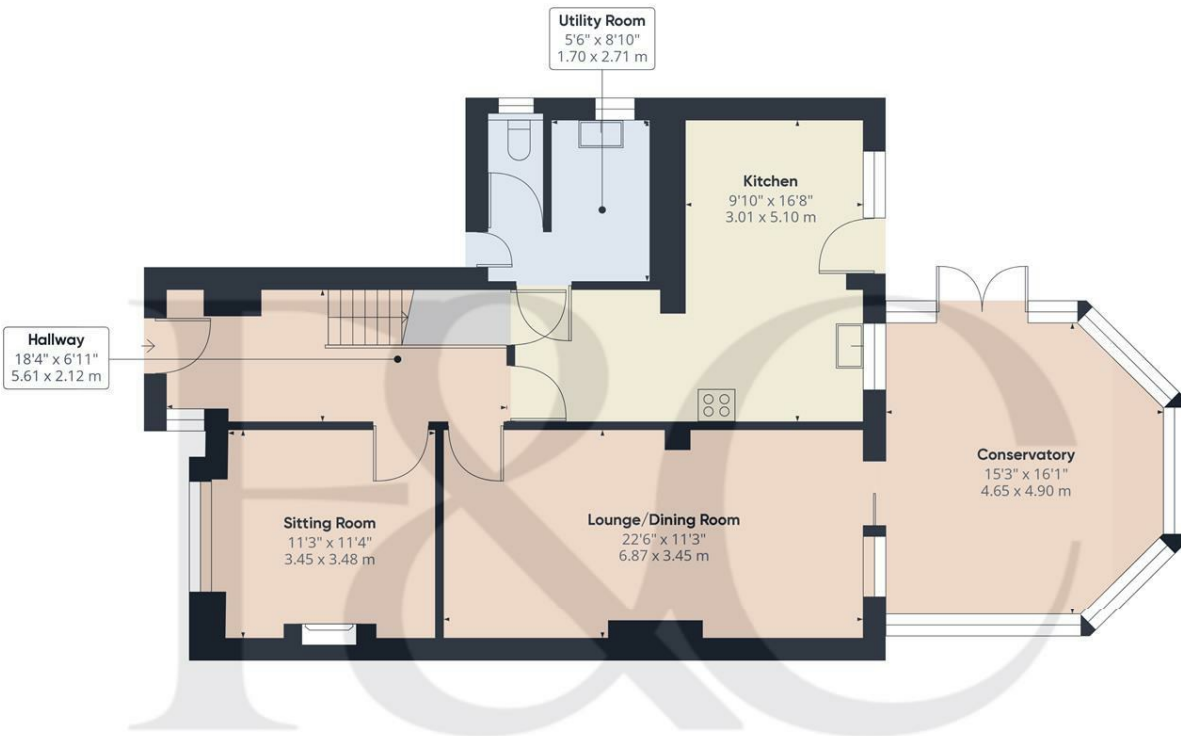
To the front of the property is a gravelled driveway providing off road parking for several vehicles and access to the integral garage. To the rear of the property is a large garden featuring a patio area immediately off the kitchen and conservatory and extensive lawn with a pleasant aspect. Outside cold water tap and power supply.



### **Integral Garage**

With power, light and up and over door.

**Council Tax Band D Derby**



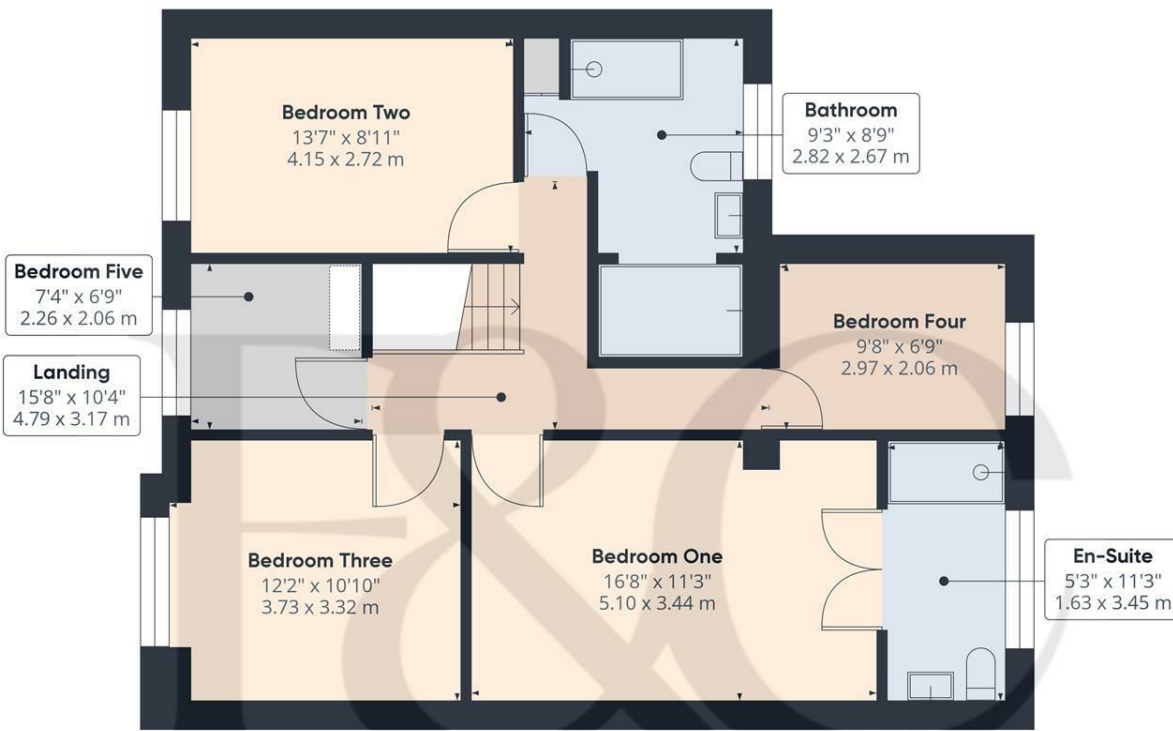
Floor 0

**Approximate total area<sup>®</sup>**  
1054.77 ft<sup>2</sup>  
97.99 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

**Approximate total area<sup>®</sup>**  
784.5 ft<sup>2</sup>  
72.88 m<sup>2</sup>

Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: D  
Tenure: Freehold

