

# Fletcher & Company

648 Nottingham Road, Chaddesden, Derby, DE21 6SX

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Price £220,000

Freehold

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- Semi-Detached Residence
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Entrance Hall, Lounge
- Open Plan Dining Kitchen
- Three Bedrooms & Bathroom
- Pleasant Rear Garden with Lawn & Decked Area
- Double Width Driveway
- Conveniently Located





## Summary

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Three bedroom semi-detached residence occupying a popular and convenient location on Nottingham Road in Chaddesden.

This is a conveniently located three bedroom semi-detached residence in popular Chaddesden situated on a service road, off the main Nottingham Road. The property has a pleasant outlook to the front over mature trees and green verge and a block paved driveway provides off road parking. To the side is a useful timber shed and to the rear, is a raised decked seating area and generous lower-level lawn with a large raised flowerbed.

Internally, the property is double glazed and gas central heated with entrance hall, lounge, open plan dining kitchen, three first floor bedrooms and bathroom.

# F&C

## The Location

The property is located a short walk from an excellent range of amenities along Nottingham Road in Chaddesden and a varied selection of shops and restaurants as well as a regular bus service and a close-by large supermarket. Schooling is also available at all levels and the location gives easy access into Derby City Centre and onto the A52.

## Accommodation

### Ground Floor

#### Entrance Hall

7'6" x 4'7" (2.29 x 1.40)

uPVC double glazed entrance door provides access into the hallway with staircase leading to the first floor and glazed door to the lounge.

#### Lounge

12'9" x 12'4" (3.90 x 3.77)

With central heating radiator, useful under-stairs storage cupboard, engineered oak floor covering, double glazed window to the front and open access into the open plan dining kitchen.



## Open Plan Dining Kitchen

16'1" x 10'1" (4.92 x 3.09)



### Dining Area

A good sized dining area with the continuation of engineered oak floor covering and double glazed French doors opening onto the rear garden.

### Kitchen Area

With a good range of preparation surfaces having tiled surrounds, inset sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, four plate gas hob with extractor hood over and electric oven beneath, wall mounted gas-fired boiler, appliance spaces suitable for a washing machine, dishwasher and fridge/freezer, recessed ceiling spotlighting and double glazed window to the rear.

### First Floor

### Landing

With doors to three bedrooms and bathroom.

### **Bedroom One**

12'7" x 9'8" (3.85 x 2.96)

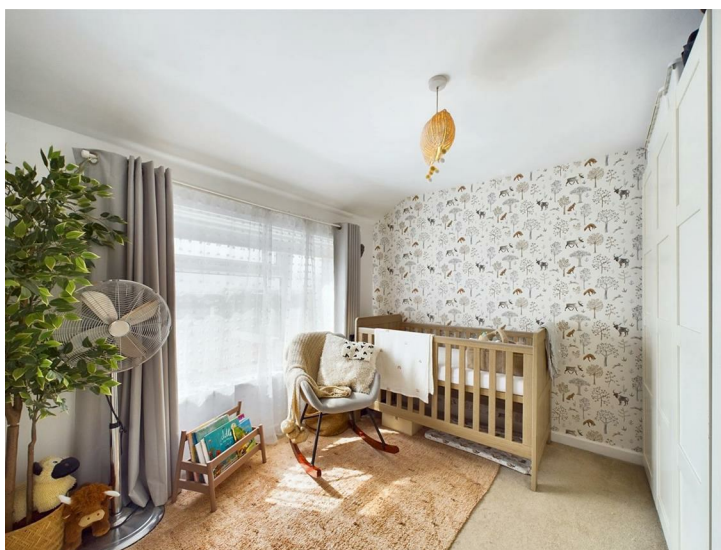
With central heating radiator and double glazed window to the front.



### **Bedroom Two**

9'8" x 9'4" (2.96 x 2.86)

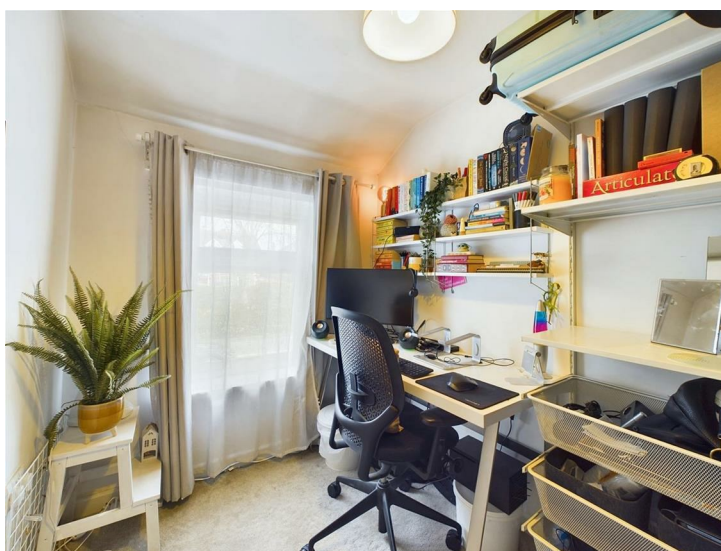
With central heating radiator and double glazed window to the rear.



### **Bedroom Three**

9'2" x 5'11" (2.80 x 1.82)

With central heating radiator and double glazed window to the front.



## Bathroom

5'11" x 5'6" (1.81 x 1.70)

With a white suite comprising low flush WC, wash handbasin, bath with shower over, central heating radiator and double glazed window to the rear.



## Outside

To the front of the property is a block paved driveway providing off road parking for two vehicles and to the side is a useful timber storage shed and electric car charging point. To the rear of the property is a decked seating area which gives way to a generous lower-level lawn featuring a large raised flowerbed and a pleasant outlook over neighbouring gardens.



Council Tax Band A - Derby

**Hallway**  
7'6" x 4'7"  
2.29 x 1.40 m



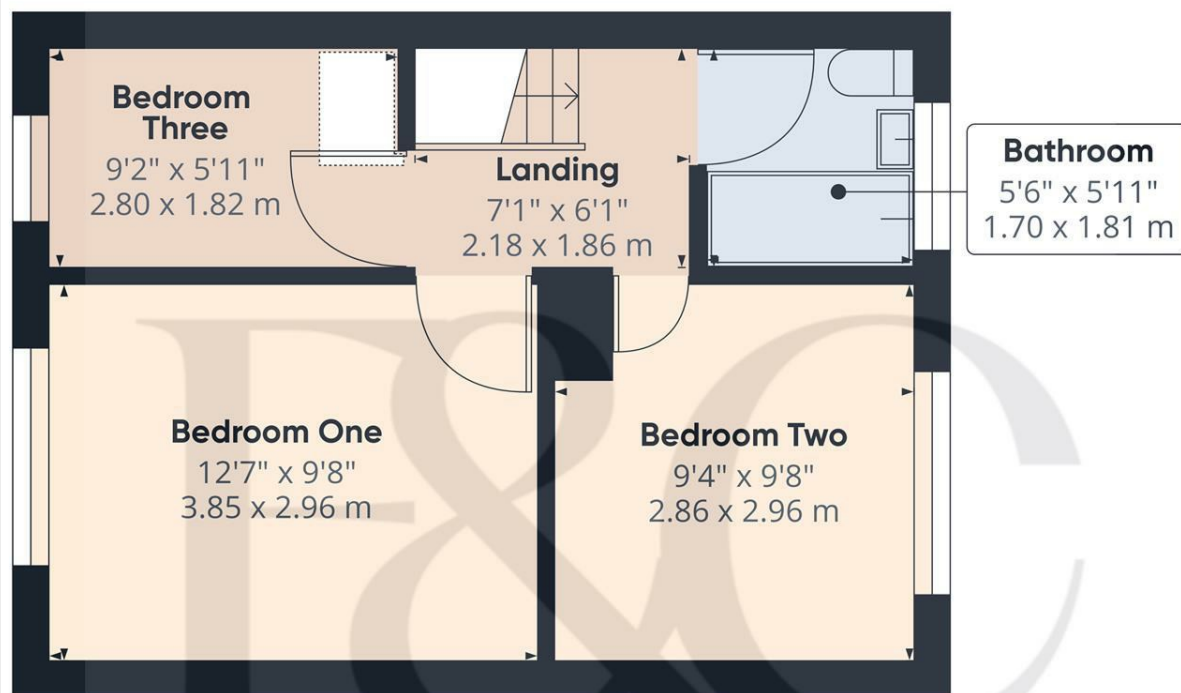
**Approximate total area<sup>(1)</sup>**  
371.31 ft<sup>2</sup>  
34.5 m<sup>2</sup>

(1) 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 0



**Approximate total area<sup>(1)</sup>**  
329.08 ft<sup>2</sup>  
30.57 m<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 1



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Duffield  
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Derby Office

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Millennium Way  
Pride Park  
Derby  
DE24 8LZ

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derby@fletcherandcompany.co.uk

648 Nottingham Road  
Chaddesden  
Derby  
DE21 6SX

Council Tax Band: A  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	