

# Fletcher & Company

234A Max Road, Chaddesden, Derby, Derbyshire,  
DE21 4HE

---

Price £220,000

Freehold

---



- Two Bedroom Detached Residence Occupying a Corner Plot
- Double Glazing & Gas Central Heating
- Inner Hallway, Fitted Guest Cloakroom
- Lounge, Kitchen
- Large Conservatory/Dining Room
- Bedroom One with Walk-In Dressing Room
- Bedroom Two with Shower Cubicle
- Well Appointed Bathroom
- Two Driveways
- Low Maintenance Gardens





## Summary

---

Well presented, two bedroom detached residence occupying a corner plot on Ripon Crescent and Max Road.

This is an opportunity to acquire a modern two bedroom detached residence occupying a corner plot in Chaddesden. The property benefits from gas central heating and underfloor heating with double glazed accommodation comprising kitchen, large conservatory/dining room, inner hallway, fitted guest cloakroom and lounge. The first floor landing leads to a master bedroom with dressing room, further bedroom with shower cubicle and separate bathroom.

The property benefits from driveways to the front and side with a low maintenance decked rear garden.

# F&C

## The Location

The property is located close to the heart of Chaddesen which offers an excellent range of amenities including shops on Nottingham Road, a regular bus service, schooling at all levels and easy access into Derby city centre, the Meteor Retail Park, A38 and A52.

## Accommodation

### Ground Floor

#### Kitchen

14'3" x 8'10" (4.35 x 2.70)

Double glazed entrance door provides access into the kitchen with woodblock effect worktops and matching upstands, inset stainless steel sink unit, gloss finished base cupboards and drawers with complementary wall mounted cupboards, freestanding Range cooker, slimline dishwasher and washing machine, integrated fridge/freezer, tiled flooring with underfloor heating, radiator, recessed ceiling spotlighting, decorative coving, double glazed window to the front, recently installed gas-fired boiler and double glazed door opening into the large conservatory/dining room.



### **Large Conservatory/Dining Room**

15'3" x 13'7" (4.66 x 4.15)

uPVC double glazed construction with French doors opening onto the garden and tiled floor with underfloor heating.



### **Inner Hallway**

6'9" x 6'5" (2.06 x 1.96)

With oak floor, radiator, under-stairs storage cupboard, staircase leading to the first floor and decorative coving.

### **Fitted Guest Cloakroom**

6'1" x 4'2" (1.86 x 1.28)

With low flush WC, vanity unit with wash handbasin and cupboards, tiled surround, chrome towel radiator, decorative coving, recessed ceiling spotlighting and double glazed window to the front.

### Lounge

16'9" x 11'11" (5.13 x 3.65)

With recessed integrated gas fire, two radiators, oak flooring with underfloor heating, recessed ceiling spotlighting, decorative coving and double glazed windows to the front and side with matching French doors opening into the conservatory/dining room.



### First Floor

#### Landing

Semi-galleried landing with decorative coving, access to loft space and doors to two bedrooms and bathroom.

#### Bedroom One

12'1" x 11'5" (3.70 x 3.49)

With radiator, recessed ceiling spotlighting, decorative coving, bi-fold doors opening into the walk-in dressing room and double glazed window to the front.



#### Walk-In Dressing Room

11'3" x 4'11" (3.44 x 1.52)

#### Bedroom Two

15'6" x 7'0" (4.74 x 2.15)

With radiator, recessed ceiling spotlighting, decorative coving, shower cubicle and two double glazed windows to the front.



## Bathroom

8'10" x 6'9" (2.71 x 2.07)

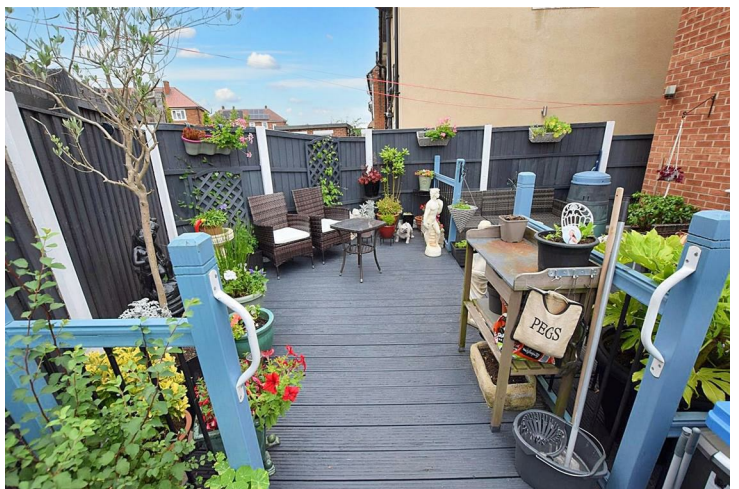
Fully tiled with a suite comprising low flush WC, vanity unit with wash handbasin, cupboard and drawers beneath with further shelving over, panelled bath, chrome towel radiator, recessed ceiling spotlighting, decorative coving and double glazed window to the side.



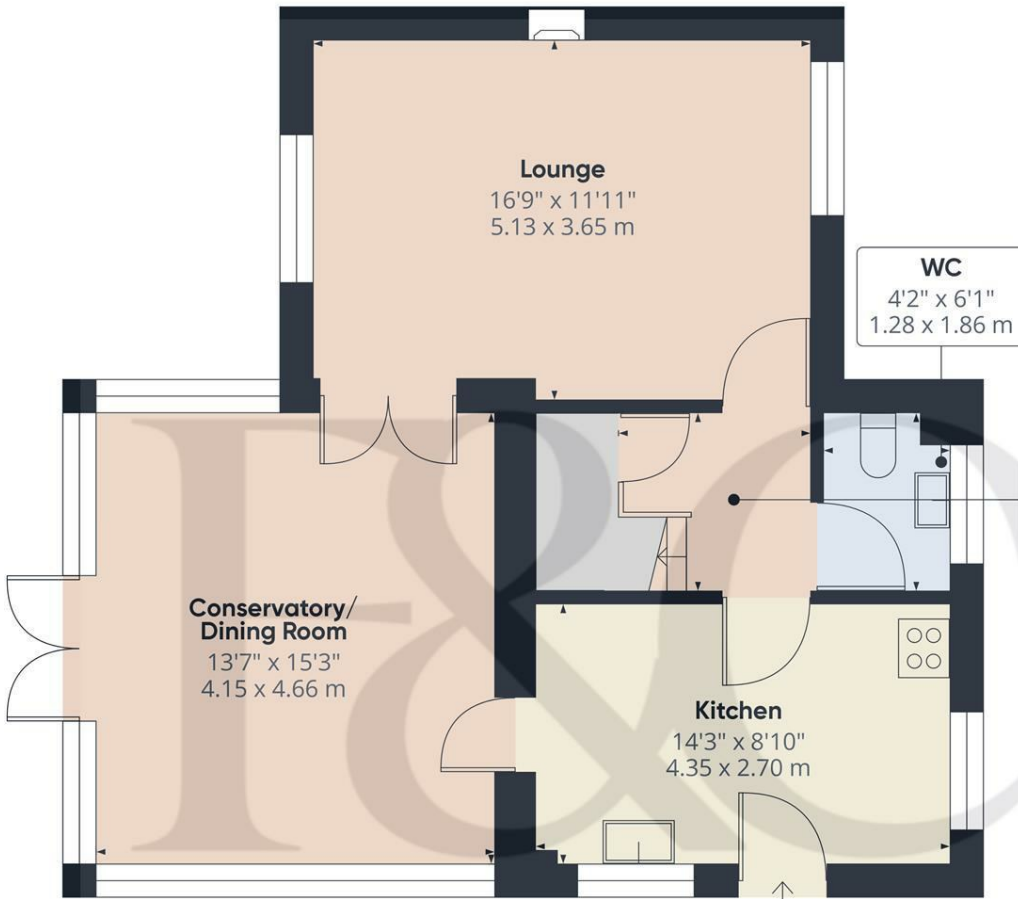
## Outside

The property occupies a corner plot on the corner of Max Road and Ripon Crescent, set back behind wrought iron railings and brick pillars with a block paved driveway, gravelled garden with raised brick-edged borders containing plants and shrubs, side gate giving access via steps to the main entrance and a sloping ramp leads down to the second driveway offering further off road parking space.

To the rear of the property is a compact, pleasant low maintenance garden with a two-tier decked seating area, ideal for outdoor entertaining and dining, with potted plants bound by closed slat timber fencing and gate leading to the side driveway.



Council Tax Band C



Floor 0

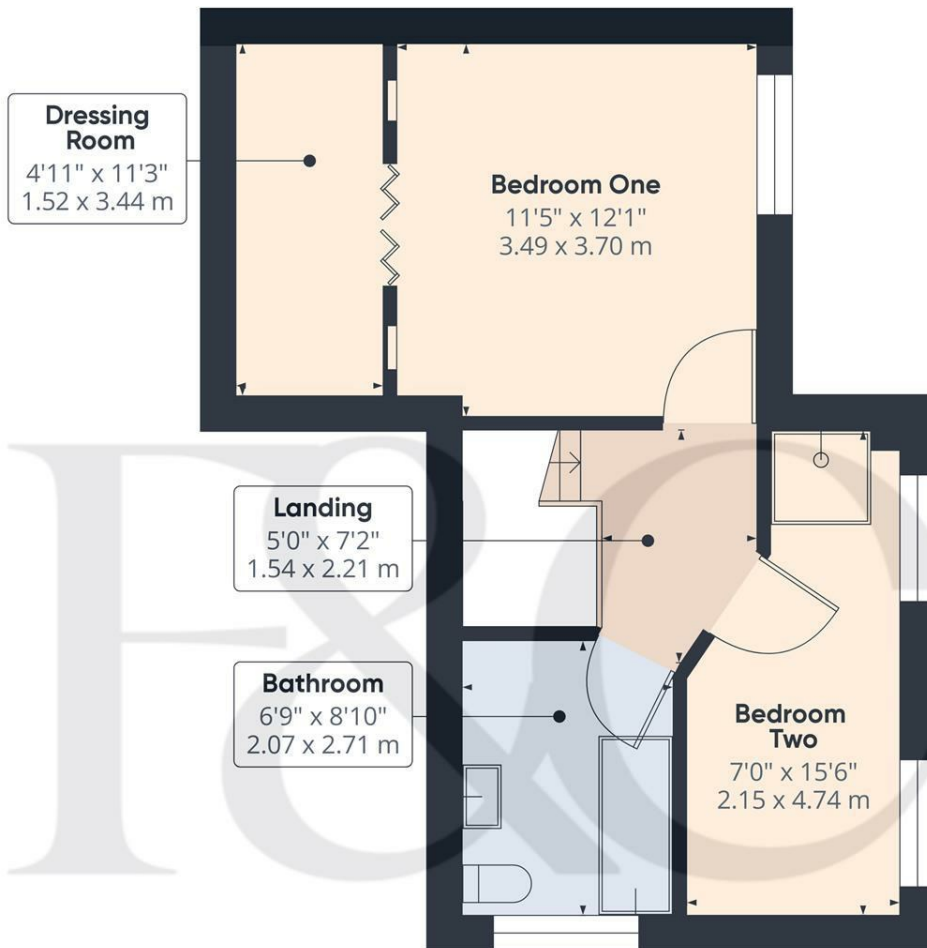
**Approximate total area<sup>(1)</sup>**  
626.14 ft<sup>2</sup>  
58.17 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

**Approximate total area<sup>(1)</sup>**  
379.43 ft<sup>2</sup>  
35.25 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

234A Max Road  
Chaddesden  
Derby  
Derbyshire  
DE21 4HE

Council Tax Band: C  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	