

Fletcher & Company

2 Tudor Road, Chaddesden, Derby, DE21 6LT

Offers Around £285,000

Freehold



- No Upper Chain
- Double Glazed & Gas Central Heated
- Good Sized Driveway, Garage & Garden to Side
- Entrance Hall & Useful Storage Cupboard
- Lounge with Garden Room Off & WC
- Separate Dining Room & Kitchen
- Three First Floor Bedrooms & Bathroom
- Highly Convenient Location Near to Shops & Amenities





Summary

An attractive, traditional, three bedroom, detached residence occupying a popular location in Chaddesden off Chaddesden Lane.

This is a fabulous opportunity to acquire a well presented, three bedroom, traditional, detached residence occupying a quiet cul-de-sac location on Tudor Road off Chaddesden Lane. Sold with the benefit of no upper chain the double glazed and gas central heated accommodation comprises entrance hall with useful storage cupboard, lounge with feature fireplace, separate dining room, garden room, WC and fitted kitchen. On the first floor a semi-galleried landing leads to three bedrooms and bathroom with a four piece suite in white.

The property benefits from a good sized driveway, detached garage and lawned garden to the side.

F&C

The Location

The property is a stone's throw from an excellent range of amenities on Nottingham Road including a selection of shops, nearby parks, schooling, regular bus service and easy access onto Pride Park and A52.

Accommodation

Ground Floor

Entrance Hall

12'0" x 6'10" (3.66 x 2.10)

A panel and double glazed entrance door provides access to hall with central heating radiator, TV aerial point, telephone jack point and staircase to first floor with understairs cupboard.



Lounge

15'5" x 12'0" (4.70 x 3.66)

With feature fireplace with electric fire, central heating radiator, TV aerial point, Virgin cable connection, telephone jack point and double glazed bay window to front.



Dining Room

With central heating radiator, serving hatch to kitchen and double glazed window to front.



Kitchen

15'3" x 9'9" (4.65 x 2.98)

A modern kitchen with granite effect worktops and matching upstands, stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complimentary wall mounted cupboards, inset four plate electric hob with built-in oven beneath, appliance space suitable for tumble dryer and washing machine, integrated dishwasher, double glazed window to rear, floor to ceiling traditional larder with original cold slab, recessed ceiling spotlighting, single glazed window to side and double glazed door giving access to garden.



Garden Room

9'8" x 6'6" (2.97 x 1.99)

With central heating radiator, double glazed window and door to rear and further door to fitted guest WC.

Fitted Guest Cloakroom

5'3" x 2'9" (1.62 x 0.85)

With low flush WC, vanity unit with wash hand basin and double glazed window.

Storage Cupboard

5'6" x 3'1" (1.68 x 0.94)

A useful storage cupboard for coat storage.

First Floor Landing

14'10" x 6'11" (4.54 x 2.13)

A semi-galleried landing, feature balustrade, picture rail and double glazed window to front.



Bedroom One

14'7" x 10'9" (4.47 x 3.29)

With central heated radiator, fitted furniture with overhead storage and double glazed bay window to front.



Bedroom Two

13'10" x 10'2" (4.22 x 3.10)

With central heating radiator, fitted cupboards and double glazed bay window to front.



Bedroom Three

7'1" x 6'8" (2.17 x 2.05)

With central heating radiator, fitted cupboards and double glazed window to rear.



Bathroom

9'9" x 7'9" (2.99 x 2.37)

With four piece suite in white comprising low flush WC, pedestal wash hand basin, bath, separate shower cubicle, central heating radiator, recessed ceiling spotlighting, airing cupboard housing the Worcester gas fired boiler and double glazed window rear.

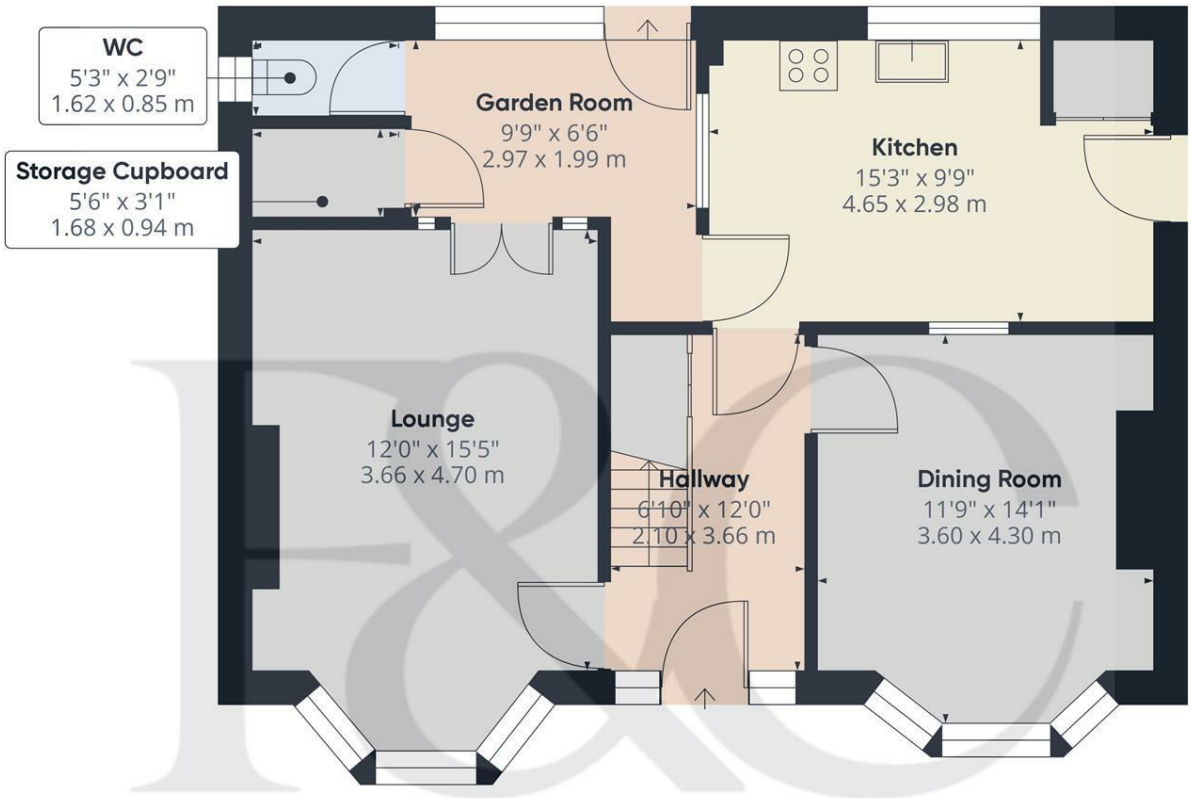


Outside

The property occupies a popular location off Chaddesden Lane. Accessed via wrought iron gates which lead to a tarmac drive with block edging providing ample off-road parking and access to a detached brick garage with up and over door. The main garden lies to the side of the property and features a lawn. Access can be gained round the whole of the property.



Council Tax Band C



Approximate total area[®]
690.18 ft²
64.12 m²

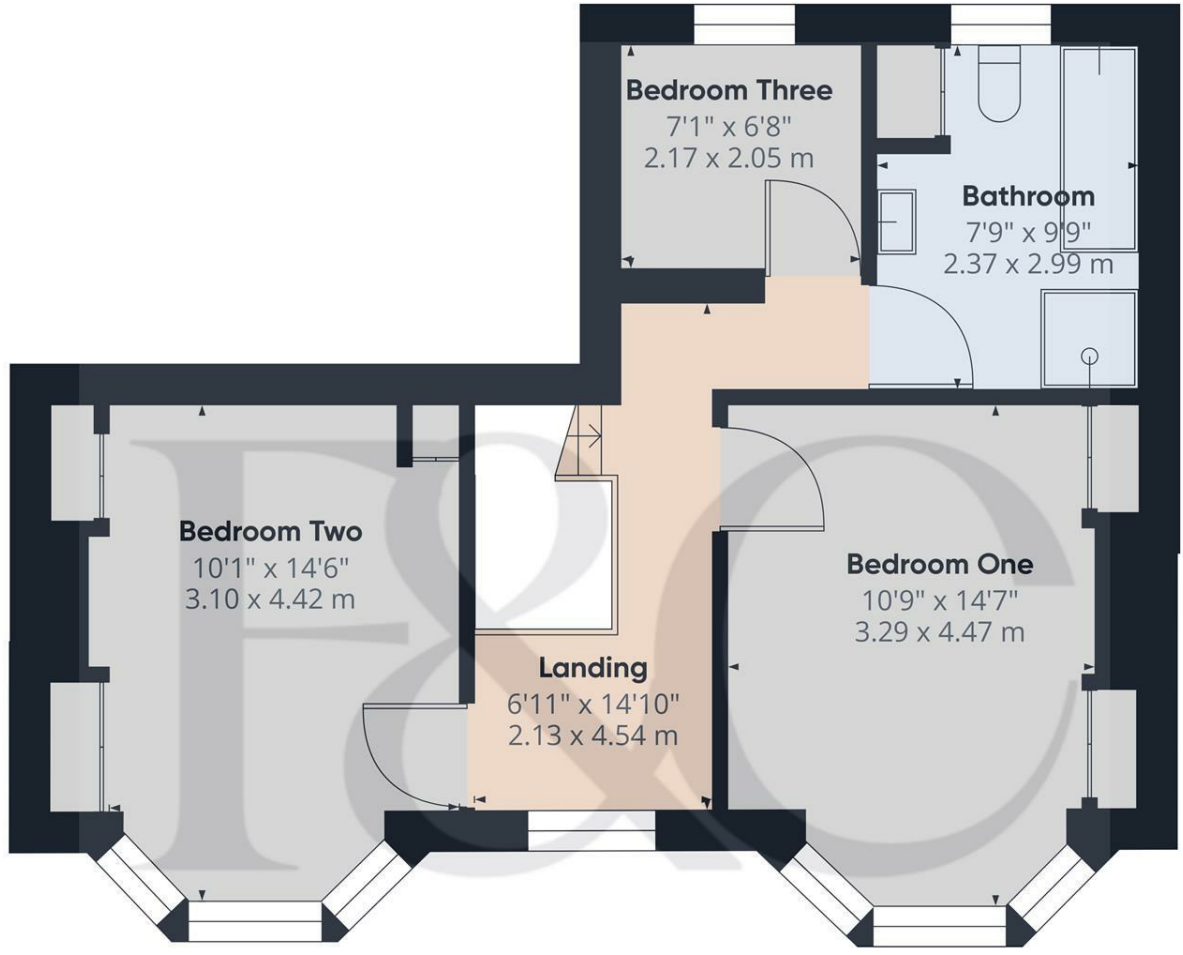
(1) Excluding balconies and terraces

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.

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Floor 0



Approximate total area[®]
507.63 ft²
47.16 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



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2 Tudor Road
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Derby
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	