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3 Bed House - Semi-Detached

106 Chaddesden Lane  
Chaddesden  
Derby  
DE21 6LN

Offers Around £269,950

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Fletcher  
& Company



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Derby  
DE21 6LN



- Very Well-Presented Throughout • Double Glazed & Gas Central Heated • Block Paved , Double Width Driveway • Impressive Garden with Two Decked Seating Areas, Lawn & Pleasant Backdrop of Trees • Entrance Hall with Through Lounge/Dining Room off • Fitted Kitchen & Separate Conservatory • Three First Floor Bedrooms & Well-Appointed Bathroom • Useful Detached Home Office in Garden

**\*\* BEST AND FINAL OFFERS IN WRITING BY 12pm on  
Monday 14th APRIL \*\***

A superbly well-appointed, three bedroom, semi-detached residence occupying a particularly sought after location in Chaddesden.

This is a superbly presented, particularly well-appointed, three bedroom, semi-detached residence in Chaddesden.

The property is set back behind block paved driveway providing off-road parking for at least two vehicles. There is gated side access to a very pleasant rear garden with lawn, decked seating areas and a detached home office.

Internally the property is double glazed and gas central heated and comprises entrance hall, through lounge/dining room with kitchen off and large conservatory. The first floor landing leads to three bedrooms and well-appointed bathroom.





### The Location

The property's location is particularly convenient for an excellent range of shops along Nottingham Road as well as Chaddesden Park. There is easy access to a nearby large supermarket and nearby Wyvern retail park, a selection of schooling in Chaddesden and easy access to main roads in the area.

### Accommodation

#### Ground Floor

##### Entrance Hall

13'8" x 5'11" (4.18 x 1.81)

A panelled, sealed unit, double glazed and leaded entrance door provides access to hallway with central heating radiator, decorative coving, dado rail, double glazed window to side and staircase to first floor with bespoke storage beneath.

#### Fabulous Through Lounge/Dining Room with Kitchen

##### Lounge Area

24'2" x 12'10" (7.38 x 3.93)

Having feature fireplace with surround and raised tile hearth, ideal for an electric fire, bespoke shelving and cupboard, two chimney breast recesses, central heating radiator, wood effect laminate floor covering, decorative coving, double glazed cant bay window to front and large archway to dining area.

##### Dining Area

Featuring bespoke shelving to chimney breast recess, decorative coving, stylish floor to ceiling contemporary style central heating radiator, double glazed doors to large conservatory and open access to fitted kitchen.

### Fitted Kitchen

11'0" x 5'9" (3.37 x 1.76)

Comprising woodblock effect preparation surfaces, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset Neff four plate gas hob with glass splashback and extractor hood over, built-in Hotpoint double oven and grill, integrated fridge, appliance space suitable for washing machine, wall mounted Ideal Logic gas fired boiler, heated tile flooring, recessed ceiling spotlighting and double glazed window to rear.

### Conservatory

17'8" x 9'0" (5.40 x 2.75)

A brick based and double glazed construction with wood effect laminate floor, central heating radiator and French doors to garden.

### First Floor Landing

7'6" x 5'4" (2.31 x 1.65)

With double glazed window to side and access to roof space.

### Bedroom One

12'0" x 11'6" (3.67 x 3.52)

Having a central heating radiator and double glazed window to front.

### Bedroom Two

10'4" x 9'11" (3.16 x 3.03)

With central heating radiator and double glazed window to rear.

### Bedroom Three

8'4" x 7'7" (2.55 x 2.32)

Having a central heating radiator and double glazed window to front.

### Well-Appointed Bathroom

8'5" x 5'8" (2.58 x 1.74)

Partly tiled with a white suite comprising a low flush WC, a vanity unit with wash handbasin, panelled bath, separate shower cubicle, central heating radiator and double glazed window.

### Outside

To the front of the property is a block paved driveway providing ample off-road parking. There is a side gate with attractive cobbled pathway leading to a fabulous, decked entertaining/seating area with timber balustrade. There is side access to a very useful, detached outbuilding which is converted for use as a home office. Behind this is a further decked area with timber framed gazebo, good sized lawn and raised bed to the foot of the garden with a pleasant backdrop of beautiful, mature trees.

### Outbuilding

16'9" x 7'2" (5.12 x 2.20)

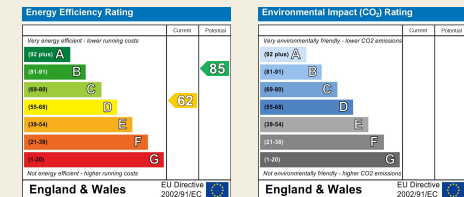
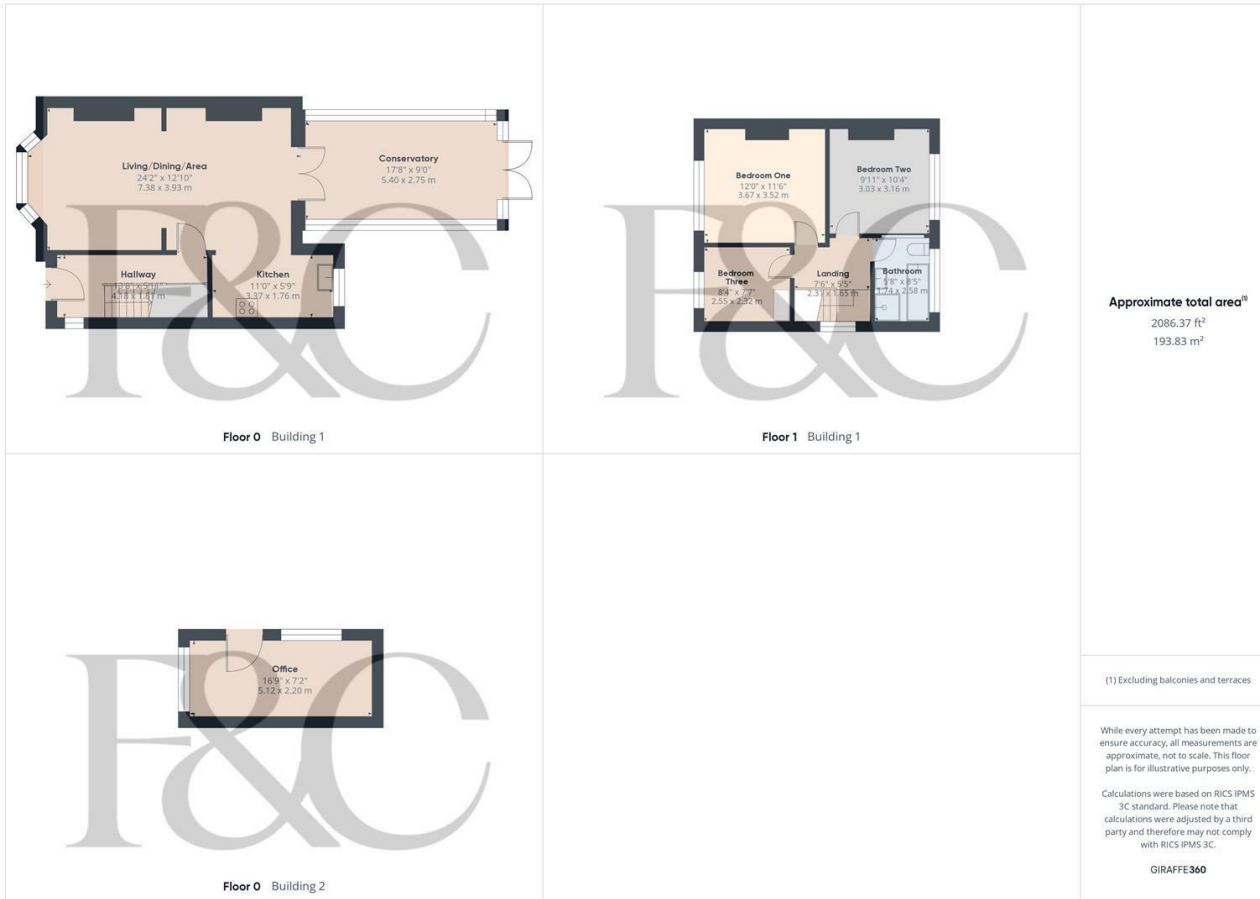
A detached building currently used as a home office with power, lighting, double glazed windows and door and a pitch tiled roof.

### Council Tax Band B

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