# Fletcher & Company

## 4 Chaddesden Park Road, Derby, DE21 6HD

Offers Around £250,000

Freehold



- No Upward Chain
- Double Glazed & Gas Central Heating
- Spacious Entrance Hall
- Good Size L-Shaped Lounge/Dining Room
- Fitted Kitchen with Integrated Appliances
- Two Good Sized Bedrooms & Well-Appointed Bathroom
- Driveway & Garage
- Enclosed Low Maintenance Garden
- Easy Access to an Excellent Range of Amenities
- Viewing Recommended





## Summary

A spacious, two bedroom, detached bungalow occupying a highly convenient location on Chaddesden Park Road in Chaddesden.

The bungalow is double glazed and gas central heated with spacious entrance hall, large L-shaped lounge/dining room, fitted integrated kitchen, two good sized bedrooms and a well-appointed bathroom. The property also benefits from a driveway and a detached garage as well as a low maintenance rear garden.



#### The Location

This is a conveniently located, two bedroom, detached bungalow located close to an excellent range of amenities on Nottingham Road with a varied selection of shops, restaurants, pubs, regular bus service into Derby City centre and easy access to Pride Park.

#### Accommodation

#### **Entrance Hall**

12'11" x 5'3" (3.95 x 1.61)

A UPVC double glazed entrance door with matching sidelight provides access to hallway with central heating radiator and cloak cupboard.

### L-Shaped Lounge/Dining Room

18'9" x 11'9" (5.72 x 3.59)

With three central heating radiators, feature fireplace with decorative surround and quarry tiled hearth, decorative coving, double glazed sliding patio door to rear and two double glazed windows to front.







#### Fitted Kitchen

9'11" x 8'7" (3.04 x 2.63)

Comprising granite effect worktops, tiled surrounds, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, insert four plate gas hob, built-in oven, integrated fridge freezer and washing machine, wall mounted gas fired boiler and double glazed window and door to rear.



#### **Bedroom One**

12'0" x 11'11" (3.68 x 3.65)

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



#### Bedroom Two

11'10" x 9'3" (3.61 x 2.83)

With central heating radiator and double glazed window to rear.



#### Bathroom

7'8" x 6'9" (2.35 x 2.07)

Appointed with a stylish white suite with low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator and two double glazed windows to rear.





#### Outside

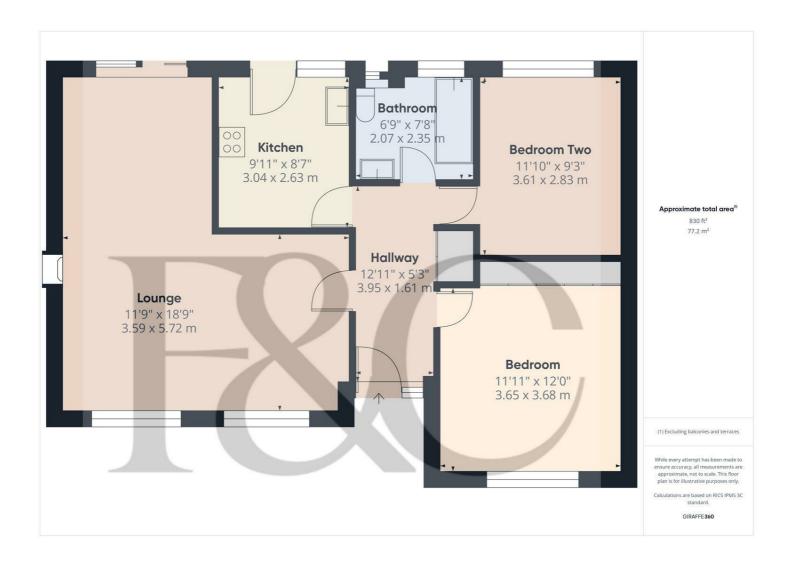
The property is located on Chaddesden Park Road, well screened from the road behind laurel hedging and well-stocked borders. Adjacent to this is a driveway providing off-road parking and access to a detached single garage. Behind this is a timber shed. The garden is block paved for ease of maintenance.







Council Tax Band C







#### **Energy Efficiency Rating** Potential Very energy efficient - lower running costs (92 plus) **A** В (81-91) 83 (69-80) C 69 (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**

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Council Tax Band: C Tenure: Freehold







