

Fletcher & Company

8 Lime Grove, Chaddesden, Derby, DE21 6WN

Offers Around £285,000

Freehold



- Generous, Private Rear Garden
- Extensive Driveway & Garage
- Beautifully Presented
- Porch & Hallway
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms & Shower Room
- Easy Access to Excellent Facilities
- Close to Transport Links
- Viewing Essential - CHAIN FREE





Summary

CHAIN FREE - A superbly presented, two-bedroom, detached bungalow occupying a fabulous, private plot in a particularly sought after area of Chaddesden.

The property benefits from an attractive fore-garden with good sized driveway providing ample off-road parking. There is a beautiful rear garden with patio, extensive lawn with flower beds/borders, further patio area, mature trees, timber fencing and secure gate to side leading to a detached garage.

Internally, the property is double glazed and gas central heated with porch, entrance hall, lounge/dining room across the full width of the rear of the property, L-shaped fitted kitchen, two bedrooms and a shower room.

F&C

The Location

The property's location is particularly convenient for a nearby shop, post office, a regular bus service along Derby Road and easy access to a full range of amenities and facilities along Nottingham Road. The property is also close to a large supermarket, schooling at all levels and excellent transport links as well as Wyvern retail park.

Accommodation

Porch

4'4" x 1'4" (1.34 x 0.41)

A UPVC double glazed and leaded entrance door with matching sidelights provides access to porch with a further panelled and glazed door with attractive stained glass sidelight giving access to hallway.

Hallway

10'11" x 5'2" (3.34 x 1.59)

With central heating radiator and wood effect flooring.



Spacious Lounge/Dining Room

23'3" x 11'4" (7.10 x 3.46)

A light and airy room with double glazed French doors and double glazed windows overlooking the sizeable rear garden. Having a feature fire surround incorporating an electric fire and central heating radiator.



Kitchen

15'6" x 6'10" (4.74 x 2.10)

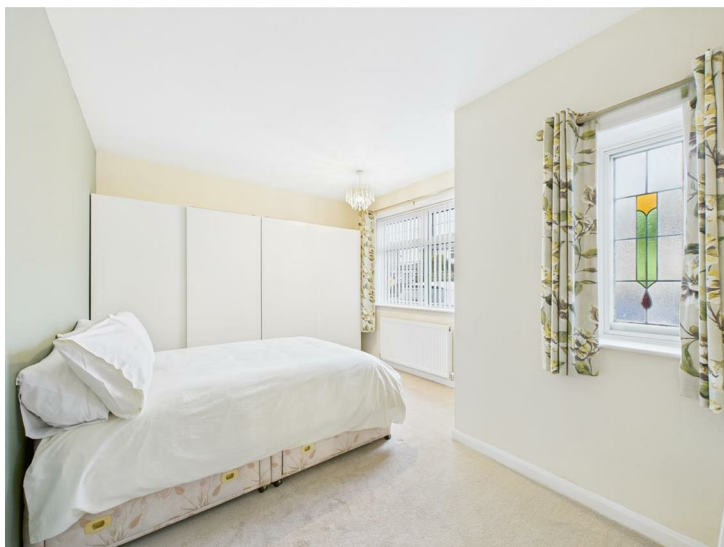
Comprising a range of woodblock effect preparation surfaces and breakfast bar, inset one and a quarter ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in double oven, appliance spaces suitable for fridge freezer, washing machine and dishwasher, two central heating radiators, tiled floor, recessed ceiling spotlighting, door to useful storage cupboard (housing the gas fired boiler), double glazed and leaded window to side and double glazed doors to side.



Bedroom One

13'3" x 10'7" (4.06 x 3.25)

With central heating radiator and double glazed and leaded stained glass window to front.



Bedroom Two

10'11" x 10'1" (3.33 x 3.09)

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



Shower Room

10'2" x 6'4" (3.11 x 1.95)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, radiator, recessed ceiling spotlighting and double glazed window to side.

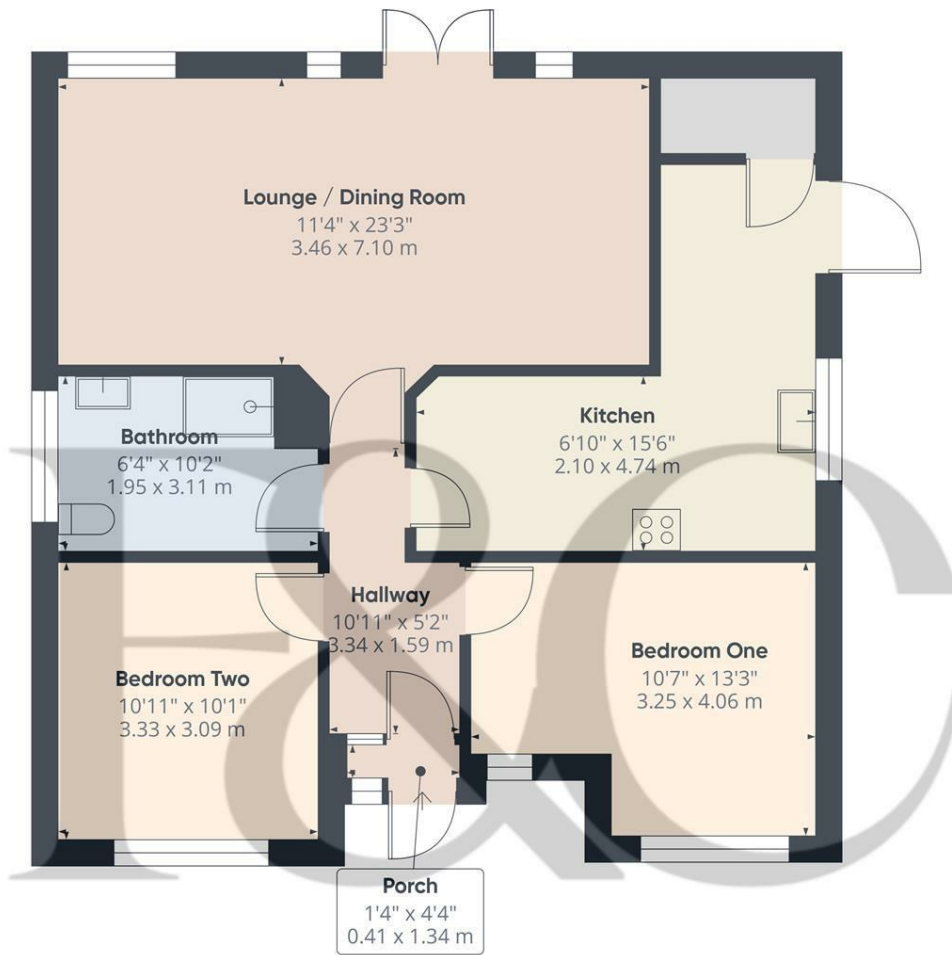


Outside

The property is set behind an attractive shaped lawn with herbaceous borders, slate chipping borders, brick edged tarmac driveway providing off-road parking and access down the side of the property through secure gates to a detached single garage. To the rear of the property is the true feature of the sale by way of a sizeable, mature garden which offers a high degree of privacy from neighbouring properties. There is an extensive patio off the lounge/dining room, good sized lawn, well-planted border running down the side of the plot, mature trees and further seating areas.



Council Tax Band C



Approximate total area⁽¹⁾

813 ft²
75.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

8 Lime Grove
Chaddesden
Derby
DE21 6WN

Council Tax Band: C
Tenure: Freehold

