

Fletcher & Company

294 Oregon Way, Chaddesden, Derby, DE21 6ZB

Offers Around £275,000

Freehold



- Double Glazing & Gas Central Heating
- Hallway & Fitted Guest Cloakroom
- Spacious Lounge/Dining Room
- Quality Fitted Kitchen
- Utility Room
- Three First Floor Bedrooms & Bathroom
- Gardens to both Front & Rear
- Driveway & Garage
- Close to Excellent Amenities
- Viewing Highly Recommended





Summary

This is a fabulous, newly refurbished, three bedroom, detached residence occupying a popular location in Chaddesden. The property is sold with the benefit of no upper chain and features stylishly presented accommodation which has been greatly improved by the current vendors and features double glazing and gas central heating with hallway, fitted guest cloakroom, spacious open plan lounge/dining room with brand new fitted kitchen off plus utility. The first floor landing leads to three bedrooms and well-appointed bathroom.

There is a low maintenance garden to the front and an enclosed garden to the rear. The property also benefits from a garage.

F&C

The Location

The property's location in Chaddesden gives easy access to a fabulous range of amenities, primarily on Nottingham Road. The property is also close to both primary and secondary schools as well as a large supermarket. There is a retail park nearby, excellent transport links and easy access into Derby City centre.

Accommodation

Ground Floor

Hallway

11'5" x 2'10" (3.48 x 0.88)

An entrance door with double glazed to side lights provides access to entrance hall with central heating radiator, decorative coving, recessed ceiling spotlighting and staircase to first floor.

Fitted Guest Cloakroom

5'9" x 2'5" (1.76 x 0.74)

Appointed with a low flush WC, vanity unit with wash handbasin and drawer beneath, chrome towel radiator and double glazed window to side.



Spacious Lounge/Dining Room

30'11" x 8'9" (9.43 x 2.69)

With two central heating radiators, recessed ceiling spotlighting, double glazed French doors to rear.



Newly Fitted Kitchen

10'5" x 9'0" (3.20 x 2.75)

Comprising wood effect worktops with matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards with open shelving, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated dishwasher, appliance space suitable for fridge freezer and bifold doors to utility room.



Utility Room

5'4" x 4'5" (1.63 x 1.37)

Having appliance space suitable for a washing machine and wall mounted boiler.

First Floor Landing

6'8" x 2'8" (2.04 x 0.82)

With access to loft space.

Bedroom One

13'11" x 8'11" (4.25 x 2.74)

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



Bedroom Two

12'2" x 7'5" (3.71 x 2.27)

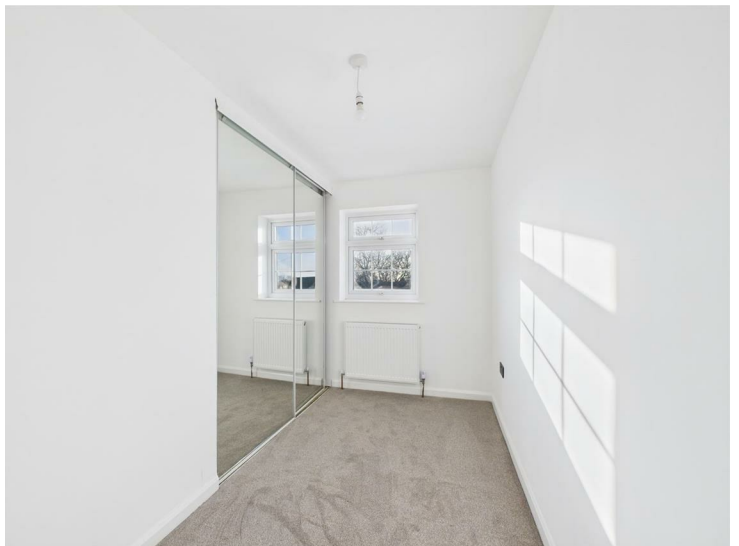
With central heating radiator and double glazed window to rear.



Bedroom Three

10'11" x 5'7" (3.33 x 1.71)

Having a central heating radiator, fitted wardrobe with sliding mirrored doors and double glazed window to front.



Bathroom

7'4" x 5'2" (2.25 x 1.59)

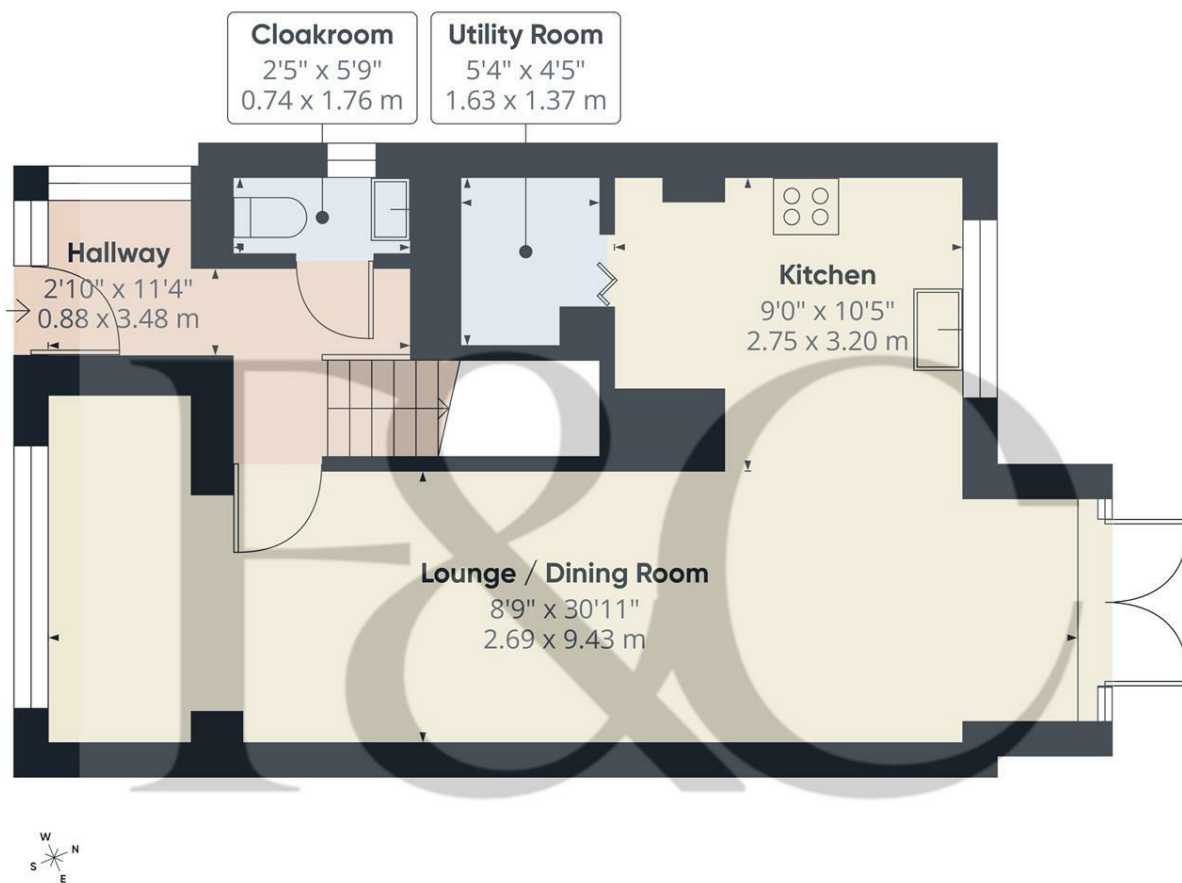
A newly fitted bathroom with a stylish suite comprising low flush WC, a vanity unit with wash handbasin and drawers beneath, bath with shower over, radiator and double glazed window to side.



Outside

To the rear of the property is an enclosed garden. To the front there is a gravelled fore-garden with adjacent driveway and gates leading to a detached garage.

Council Tax Band C



Floor 0

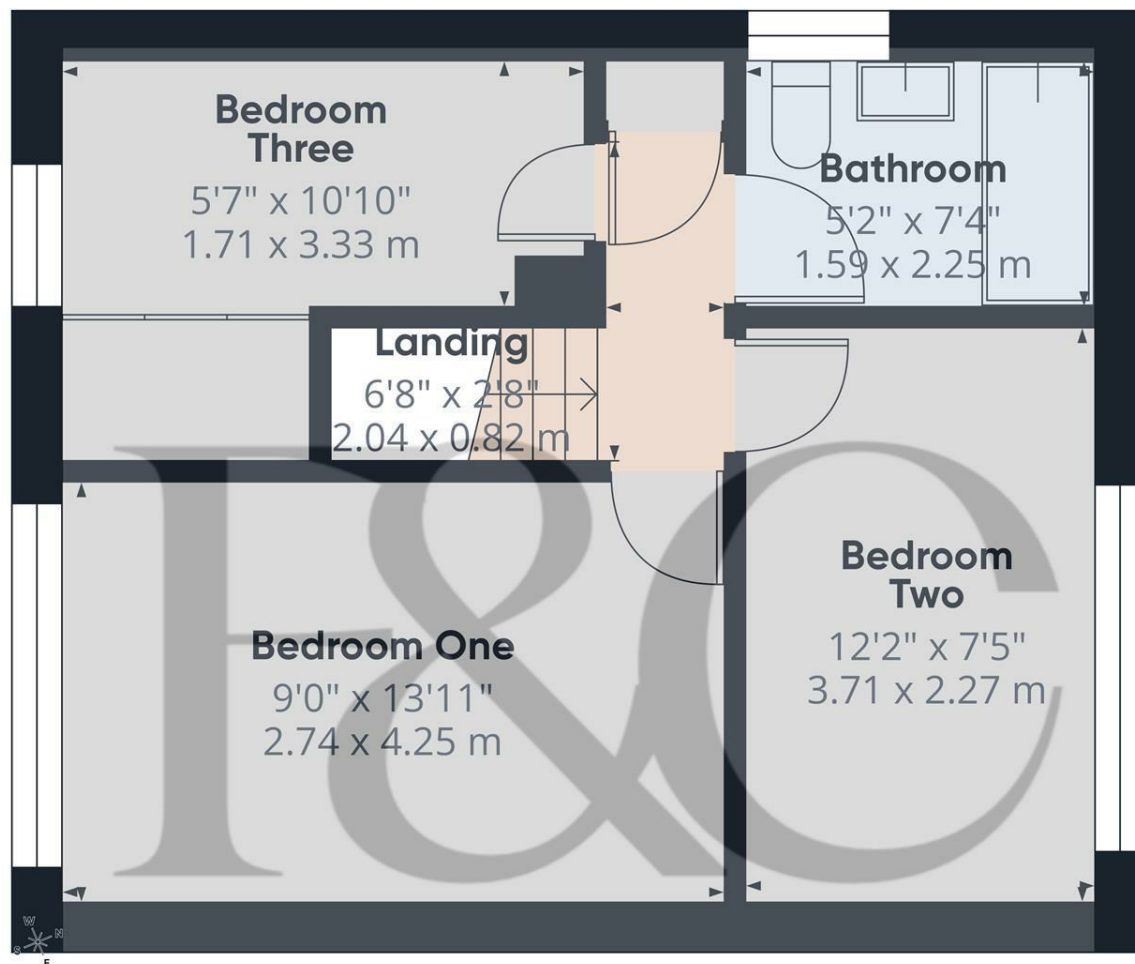
Approximate total area^m

486 ft²
45.1 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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Floor 1

Approximate total area^m

349 ft²
32.5 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		87
(69-80) C		
(55-68) D	68	
(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

294 Oregon Way
Chaddesden
Derby
DE21 6ZB

Council Tax Band: C
Tenure: Freehold

