



18 Lyndhurst Grove
Chaddesden
Derby
DE21 6RY

Price
£460,000

- Individually designed
- Superb garden plot
- Spacious and well presented accommodation
- Versatile accommodation with three reception rooms
- Four double bedroom
- Large breakfast kitchen
- En suite, and large family bathroom
- Gas centrally heated and double-glazed
- Garage

SCARGILL
MANN & CO

EST. 1995

General Information

The Property

An individual-designed and spacious family home that the current owners have built. Beautifully presented throughout, this four double bedroom home sits on a generous garden plot. The versatile living accommodation offers families many options to create the lifestyle required for modern living.

The gas centrally heated and double-glazed accommodation offers an entrance hallway with Karndean flooring and oak doors that lead into the three separate reception rooms, the breakfast kitchen and the guest cloakroom. The ground floor accommodation also includes a utility with a door into the garage.

A lovely semi-galleried landing on the first floor lends it self to a small study or reading area. There are four double bedrooms, the principal bedroom having views over the generous rear garden and an en suite shower room. Completing the accommodation on the first floor is a large family bathroom with a separate bath and shower cubicle.

Outside

A block paved driveway and a separate pedestrian path are outside to the front. The drive allows for vehicular parking and leads to the integral garage with a remote up-and-over door.

A path leads down the side of the property into a fully enclosed and substantial landscaped rear garden with a vast lawn, herbaceous borders and patio areas. It is a superb space for a family.

Location

The property is well placed for access to local amenities in Chaddesden, with well regarded local schools at primary and secondary level. There are good road links to Derby City, the A6 and the A52 leading to the M1.

Accommodation

Entrance door with glazed window to the side aspect opens into the

Entrance Hall

2.41m min 3.55m max x 4.31m

Attractive Karndean flooring, stairs off to the first floor, ornate coving to ceiling and all doors leading off.

Cloakroom

1.04m x 2.13m (3'5" x 7'0")

Has tiled flooring, ornate coving to ceiling, sink and W.C., ceiling light point and radiator.

Sitting Room/Dining Room

4.70m max x 6.22m (15'5" max x 20'5")

Has window out to the garden, sliding patio doors leading out onto the rear terrace, there is a feature fire surround with living flame gas fire inset and double doors leading through to the dining room. There is ornate coving to ceiling, ceiling light points and wall light points.

Dining Room/Winter Sitting Room

3.52m width x 5.42m to window (11'6" width x 17'9" to window)

Ornate coving to ceiling, bow window to the front aspect, attractive panelling to walls, radiator and a feature gas effect log burner with living flame, further window to the side aspect and double doors lead through to the lounge. Further door opens through to:

Play/Snug

3.08m x 3.04m (10'1" x 9'11")

Has ornate coving to ceiling, ceiling light point, radiator and window to the front aspect.

L-Shaped Kitchen

3.06m-5.48m max x 4.70m max 2.54m min (10'0"-17'11" max x 15'5" max 8'3" min)

Is fitted with an extensive range of base cupboards, drawer units with coordinating wall mounted cabinets, worktops incorporate a sink and side drainer with mixer taps and a four ring gas hob, there are tiled splashbacks, the Logic domestic hot water and central heating boiler is housed here, there are two windows looking out over the rear garden and a further door giving access to the rear. There is ample space for a fridge freezer, integrated appliances include an oven and dishwasher, there is radiator and recessed ceiling down lights. A door leads through to the:





Utility

2.27m x 1.46m (7'5" x 4'9")

Is fitted with a range of base cupboards and matching wall mounted cabinets, work tops incorporate a stainless steel sink with taps over, there is space for a washing machine and tumble dryer, radiator, ceiling light point and a door opens through into the garage.

Garage

4.93m x 2.35m (16'2" x 7'8")

Has a remote up and over door, two glass block windows to the side aspect, power and light, the meters for both gas and electric are both housed here along with the consumer unit.

First Floor

Landing

With a Velux window to the front aspect and giving ample space to be used as a study area if required, radiator and ornate coving to ceiling and doors lead off to:

Principal Bedroom

3.70m x 5.15m max (12'1" x 16'10" max)

Is fitted with a range of built in wardrobes providing hanging space and shelving, over head cabinets and matching bedside cabinets, there is ornate coving to ceiling, ceiling light point, two windows to the rear aspect and a door off to the airing cupboard providing hanging space and shelving, a further door opening through to the En suite

En suite

2.13m to back of shower x 1.02m (6'11" to back of shower x 3'4")

Is equipped with a fully tiled shower enclosure with electric shower, glazed screen and W.C, there is a radiator, obscure window to the side aspect, ceiling light point and coving to ceiling.

Bedroom Two

3.66m width x 3.63m min 4.82m max (12'0" width x 11'10" min 15'9" max)

Fitted with a double built in wardrobe with shelving, window to the front aspect, radiator and ceiling light point.

Bedroom Three

3.21m to window x 4.82m (10'6" to window x 15'9")

There are two Dorma windows to the front aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving.

Bedroom Four

2.97m x 3.67m (9'8" x 12'0")

Has a window to the rear aspect, radiator and ceiling light point



Bathroom

2.44m to window x 3.53m (8'0" to window x 11'6")

Is fitted with a panelled bath with tiled splashbacks, glazed shower with waterproof wall boarding and a range of vanity units with drawers and cabinets which incorporate a hand wash basin and W.C, there are recessed ceiling down lights and luxury vinyl flooring and a window that looks out over the rear aspect.

Outside

The property sits back behind a brick wall with block paved drive and path, there are herbaceous borders and lawn. To the rear of the property is a substantial sized garden, great for a family, which is fully enclosed with hedge and fence boundaries, a large expanse of lawn, paved patio areas, herbaceous borders and features a large workshop, along with space for summerhouse and greenhouse.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

VIEWING

Strictly by appointment through Scargill Mann & Co

COUNCIL TAX BAND

Derby City - Band E

CURRENT UTILITY SUPPLIERS

Gas - Outfox the market

Electric- Outfox the market

Water - Severn Trent Main

Sewage - Severn Trent Mains

Broadband supplier - Plus Net

FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.



<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONSTRUCTION

Traditional Brick Construction with Dorma single skin cladding

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk

www.scargillmann.co.uk