



Buxton Road, Derby, Derbyshire

Three-Bedrooms | Extended Reception and Kitchen | Bay Fronted Property | New Kitchen Units | Detached Brick Garage | Front and Rear Gardens | Driveway and Off-Road Parking | Security Alarm | No Upward Chain

Asking Price: **£180,000 (Offers Over)**

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DESCRIPTION

Keller Williams Derby are very pleased to offer this extended three-bedroom semi-detached house located in the ever-popular suburb of Chaddesden. This elegantly presented property comprises of two large reception rooms, extended kitchen, family bathroom and three bedrooms. There are front and rear gardens plus a detached brick-built garage. The property benefits from gas central heating and UPVC double glazing. There are excellent transport links with quality schools and local amenities within walking distance. The property is understood to be rated as Council Tax band B. GROUND FLOOR: Hallway, Extended Reception Room, Dining Room, Extended Kitchen FIRST FLOOR: Master Bedroom, Bedroom 2, Bedroom 3, Family Bathroom, Access to Roof Space OUTSIDE: Detached Brick Built Garage with Apex Roof, Garden to the Front and Rear with Off-Road Parking.



Entrance Hall

14'6" x 10'0" (3.34m x 3.06m)

The entrance hall is accessed via the UPVC front entrance door with opaque glass. The bay window roofing has been extended across the front of the property to provide a useful porch. Flooring in the hallway is laid to carpet, there is a large radiator, ceiling coving, central heating wall thermostat, BT phone point, PIR alarm sensor and smoke alarm. The entrance hall has been extended forward into the original porch aperture providing additional space upon entry to the property. There is access from the hallway to the living room, kitchen, pantry/under stairs storage and stairs to the first floor. The pantry/under stairs cupboard contains several shelves, a UPVC window, the consumer unit, gas and electric meters and has power and light. There is adequate storage for larger items such as a vacuum cleaner and potential space for a tumble drier.

Lounge

19'2" x 10'0" (5.85m x 3.06m)

The extended living room is accessed via an opaque glass panelled door. The room is laid to carpet, has a large radiator, double glazed sliding patio door leading to the rear garden, vertical blinds, curtains with curtain pole, PIR alarm sensor and ceiling coving. There is a gas fire with feature brick fire surround, hardwood mantelpiece and Ruabon tiled hearth. The rear wall provides a Virgin cable entry point. There are double sliding doors with opaque glass which lead through to the dining room. These can remain open to provide a front-to-rear open plan experience.

Dining Room

10'11" x 10'0" (3.34m . 3.06m)

This reception room is jointly used as a dining room and office. There is a UPVC bay window to the front aspect, decorative coving to the ceiling, PIR security sensor and a radiator. There are vertical blinds, a curtain pole, curtains with flooring laid to carpet.

Kitchen

15'9" x 5'8" (4.81m x 1.73m)

The extended kitchen hosts a range of white gloss wall and base/draw units with roll-top worktops. There is a stainless-steel inset sink with mixer tap, 3x UPVC double glazed windows with roller blinds, a radiator with towel rail over, new grey laminate effect vinyl flooring, a gas hob with tiled splashback, an extractor unit with light, an electric oven, fridge-freezer standing space, breakfast bar, 2x multi-directional ceiling lights, alarm control panel and a PIR security sensor and ceiling coving. A UPVC side door with curtain pole and curtain, leads to the driveway and rear garden.

Landing

6'9" x 6'8" (2.05m x 2.02m)

A balustrade staircase laid to carpet leads to the landing. The landing is carpeted, has an opaque window, smoke alarm and loft access hatch. The attic is part-boarded, has light and an attached drop-down aluminium ladder to aid access.

Bedroom

13'7" x 10'4" (4.15m x 3.14m)

The master bedroom contains a recently fitted carpet, 2x fitted wardrobes with sliding doors, ceiling coving, a radiator, UPVC double glazed window with curtain pole and curtains overlooking rear garden. There is a useful airing cupboard which also houses a combination boiler.

Bedroom

11'0" x 9'5" (3.35m x 2.86m)

Good sized room laid to carpet with a radiator, UPVC double glazed window to the front aspect, a curtain pole, curtains and vertical blind.

Bedroom

7'4" x 6'8" (2.24m x 2.02m)

Bedroom 3 is laid to carpet, has a UPVC double glazed window to front aspect with curtain pole, curtains and vertical blinds.

Bathroom

10'1" x 5'9" (3.08m x 1.74m)

Good sized family bathroom consisting of a white 3-piece suit and additional shower enclosure. There is a panelled bath, low level WC, pedestal sink with a mixer tap and separate storage cupboard under, mirrored wall cabinet, brushed steel towel rail over the radiator and multi-directional ceiling lights. There is a separate shower enclosure with a mixer shower, full height tiled walls in the shower cubicle and half height tiles around sink and bath. A UPVC opaque window with roller blind overlooking the rear aspect. The floor is laid to carpet.

Garage

18'8" x 9'0" (5.7m x 2.74m)

To the rear of the property, there is a brick-built single garage with up-and-over door, light, power and windows. The apex roof provides the option of additional overhead storage.

Outdoor Space

Front: The property is approached via a wrought iron gated driveway with space for vehicle standing. The driveway is laid with decorative slabs and there is an outside light. The front boundary is a traditional stone wall leading to a slabbed front patio with a raised planting area covered in decorative pebbles.

Rear: A driveway leads to the rear garden which is mainly laid to grass, has a small rockery and a useful garden storage container all boarded by a new perimeter fence. A slabbed patio area is provided between the lawn and patio door. There is also an outside tap and outside light.

KELLER WILLIAMS DERBY

Let's chat!

I'm here to guide you every step of the way.
Let's chat and find the best strategy for you!



Adrian Christi
Your Estate Agent of Choice





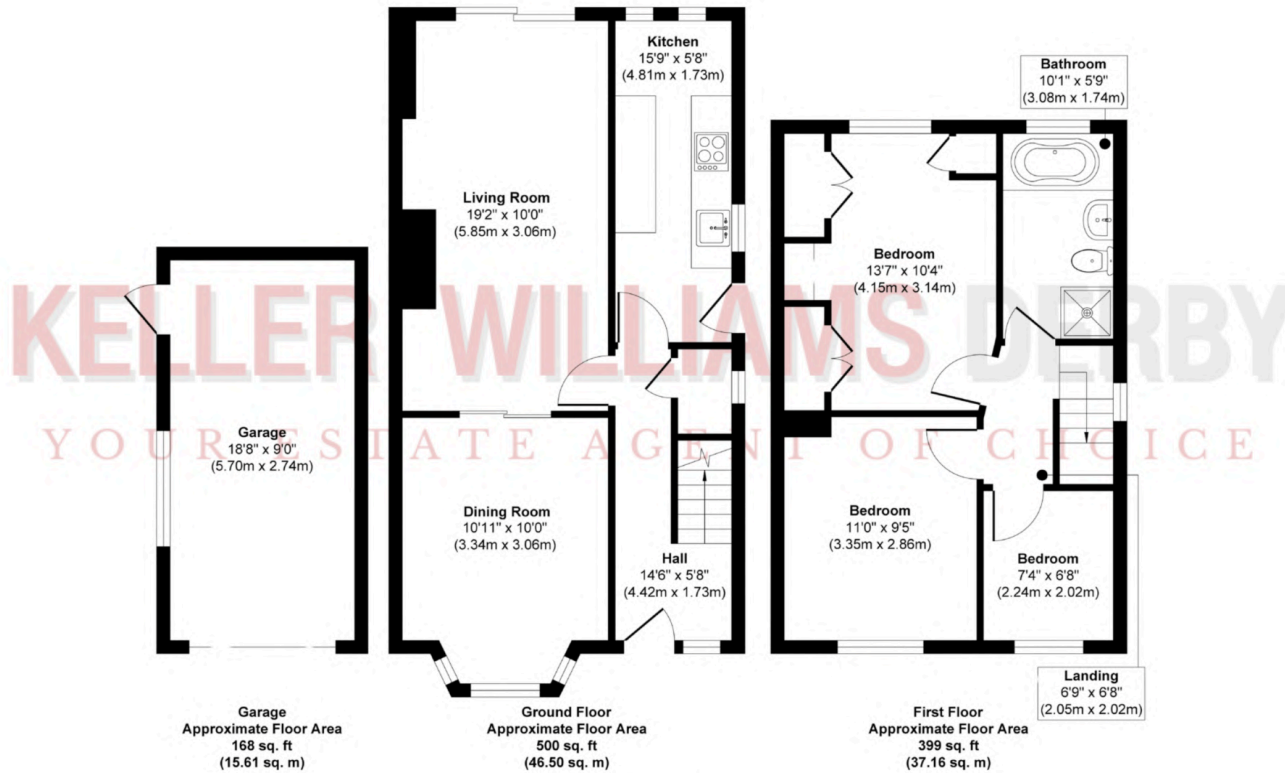
Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Approx. Gross Internal Floor Area 1067 sq. ft / 99.27 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.



Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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Let's chat and find the best strategy for you!



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