

**2 Penrith Place, Chaddesden, Derbyshire, DE21 4DQ**

**£900 PCM**

Presenting a semi-detached property available for let. Offering three bedrooms, one bathroom, a well-appointed kitchen, and two spacious reception rooms. Ideal for those seeking a balance between sociable living areas and private spaces.

Council tax band: A, EPC rating: D, Deposit of £1,035 including a holding deposit of £205



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### Entrance Hall

6'3" x 10'8" (1.91 x 3.27)

A spacious hallway with the stairs, uPVC double glazed door with obscured leaded glass and chrome handles and letterbox. Laminate flooring, walls wallpapered neutrally with wooden dado rail, radiator, standard light fitting, smoke alarm and wooden doors leading to the lounge and kitchen

### Lounge

10'7" x 14'8" (3.25 x 4.49)



A good sized lounge space with a continuation of laminate flooring from the hallway, wallpapered and painted walls, gas fire with wooden surround and hearth, standard three arm light fitting, uPVC double glazed window, radiator and wooden paneled door with silver handles

### Kitchen

7'0" x 10'2" (2.14 x 3.11)

Tiled floor, and part tiled and wallpapered walls in neutral colours. uPVC double glazed window, stainless steel sink, half bowl and draining board with hot and cold mixer taps. There are a variety of wooden wall and base kitchen units with matching drawers all with silver handles. Speckled round edge worktops, standard spot light fittings, brand new free standing gas oven and hob. Wooden paneled doors with silver handles.

### Dining Room

8'10" x 10'1" (2.71 x 3.09)



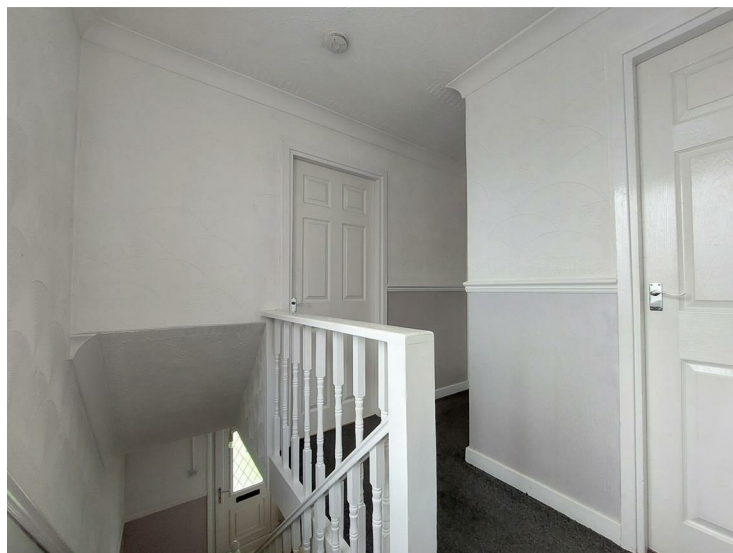
Wallpapered walls and laminate flooring, radiator with wooden cover, uPVC window, three armed light fitting.

### Utility room

4'5" x 9'1" (1.36 x 2.79)

Continuation of tiled floor from the kitchen, walls decorated neutrally, standard light fitting, central heating boiler, storage wall cupboards, plumbing for washing machine gas and electric fuse board and meter, understairs cupboard storage with slatted shelving. Obscured uPVC double glazed door with silver handles.

### Stairs and landing

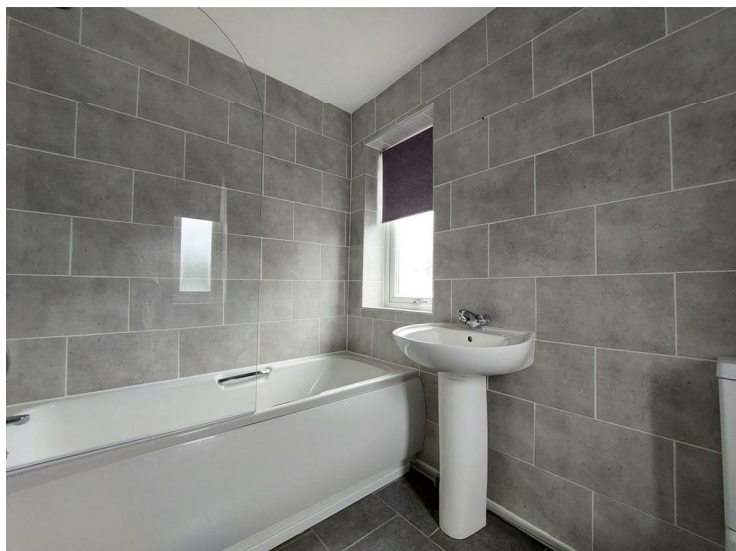


Flooring is carpeted and walls are wallpapered neutrally with wooden dado. Wooden spindles and post to stairs and spindles to banister to landing. Built in storage cupboard with wooden slatted shelved and wooden door. Smoke alarm and loft hatch to ceiling

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### Bathroom

5'4" x 7'8" (1.63 x 2.34)



Tiled flooring and tiled walls, enclosed light fitting, heated towel rail, wooden paneled door with silver handles and internal lock, obscured uPVC double glazed window, a white bathroom suite comprises bath, with hot and cold mixer tap with attachment mains shower head and hose and glass shower and screen, a basin with hot and cold taps and WC.

### Bedroom two

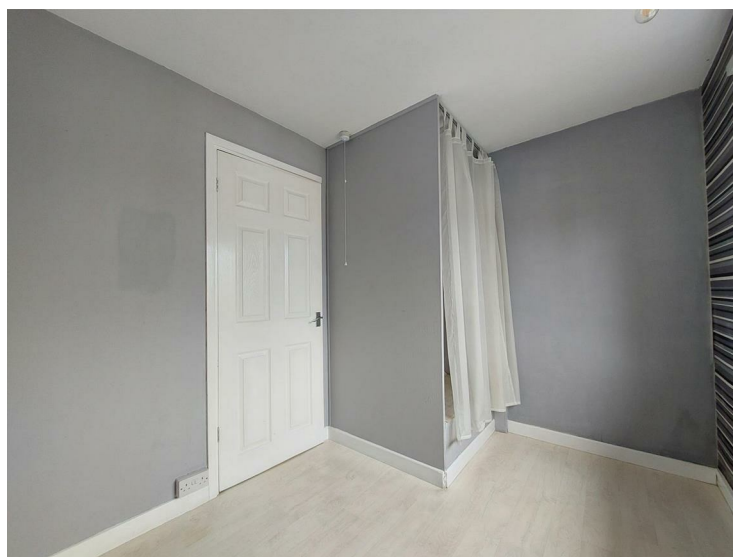
10'3" x 11'1" (3.13 x 3.38)



Carpet to flooring wallpapered walls, standard light fitting, radiator, uPVC double glazed window and wooden paneled door with silver handles

### Bedroom three

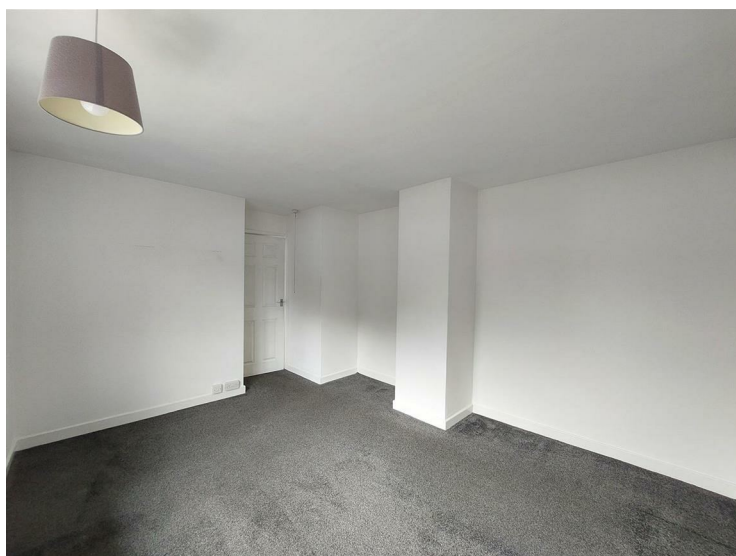
9'8" x 7'3" (2.97 x 2.23)



Laminate effect vinyl to flooring, with wallpapered and painted walls, radiator, wooden paneled door with silver handles, uPVC double glazed window, standard light fitting and above the stairs storage area with hanging rail.

### Bedroom one

10'9" x 13'0" (3.28 x 3.98)



A continuation of the landing carpet to the floor, walls are wallpapered neutrally, standard light fitting, radiator, uPVC double glazed window and wooden paneled door with silver handles

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### Outside front



make or give any representation or warranty in respect of the property.

Mainly laid to lawn with enclosed privet hedge and fences. Concrete slabbed pathway leading to the front door.

### Outside rear



Low maintenance rear garden space with enclosed fence, slabbed patio area

### Material information

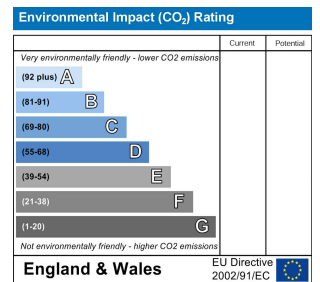
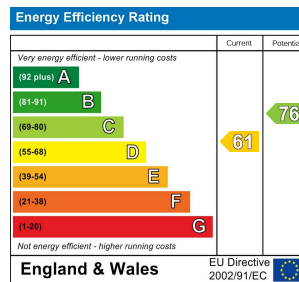
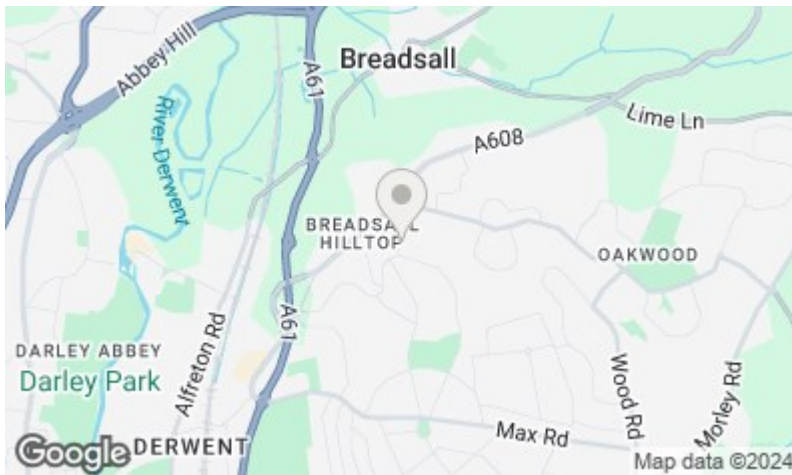
Council tax band: A  
what3words ///gross.bride.souk  
EPC rating: D

### Disclaimer 03/2021 (Hilton)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to



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**Mickleover Office**  
 11 The Square,  
 Mickleover,  
 Derby DE3 0DD

**Hilton Office**  
 Unit 6, Neighbourhood Centre  
 Witham Close,  
 Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scoffieldstone.co.uk  
**w:** [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

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