

57 Lime Grove, Chaddesden, Derby

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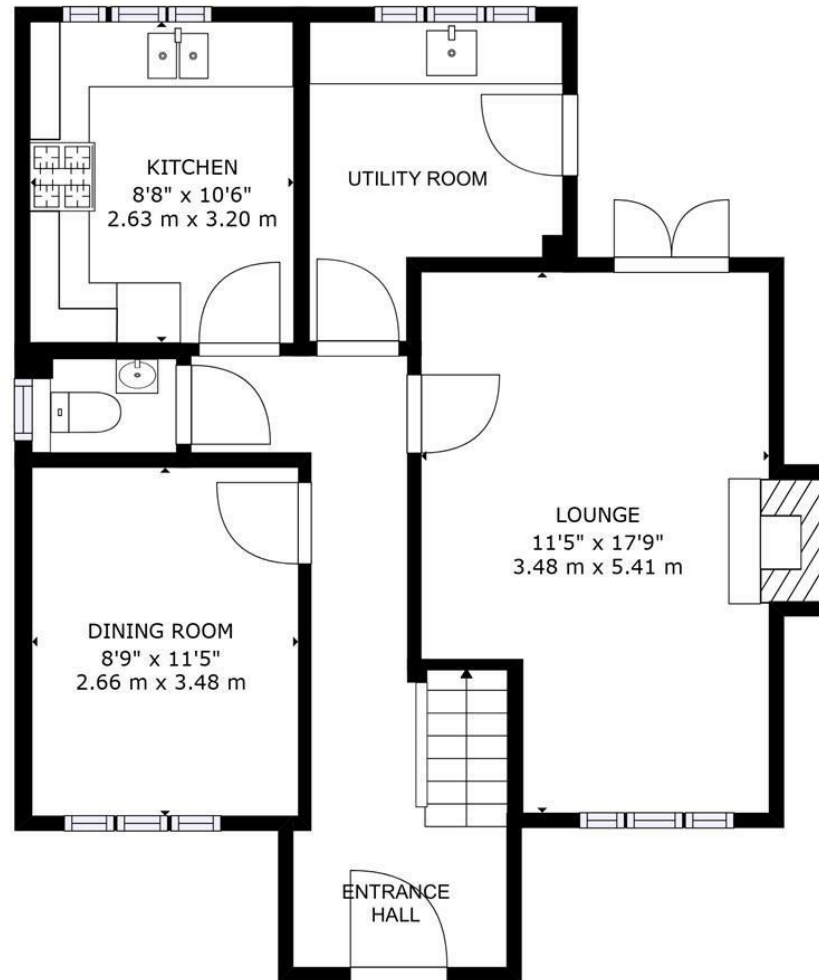


57 Lime Grove, Derby, DE21 6WL

Price £289,950



# Floor Plan

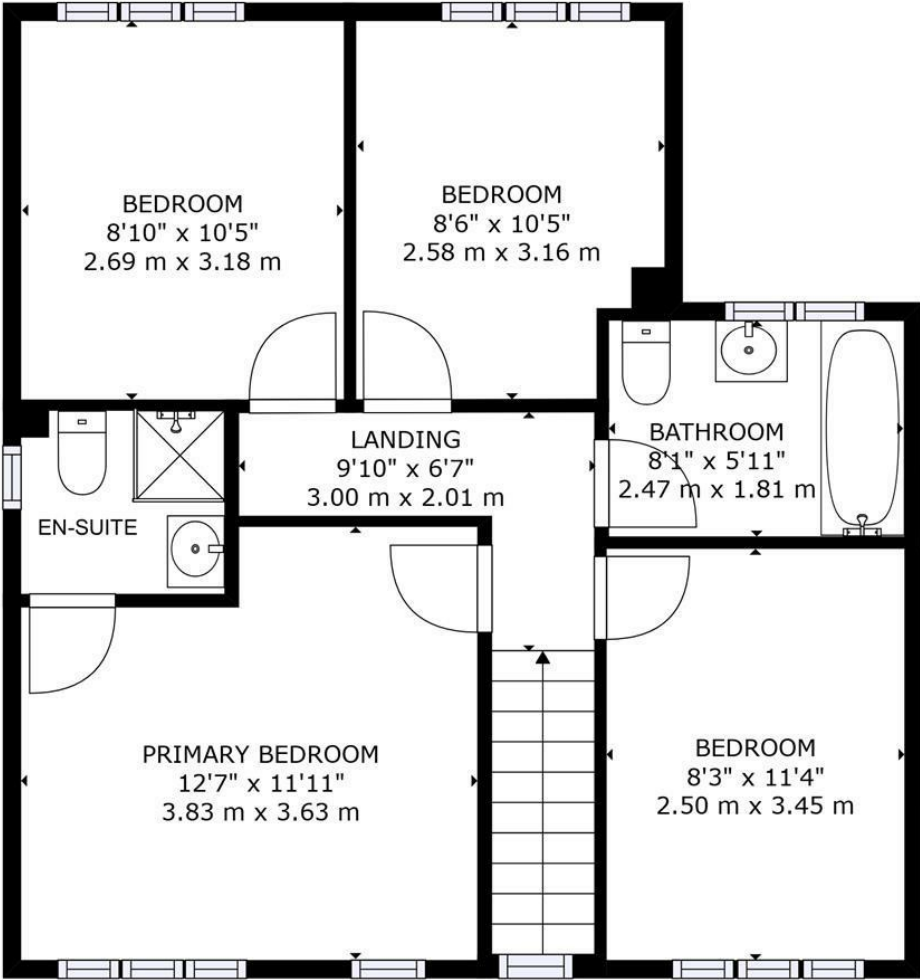


**TOTAL: 1190 sq. ft, 110 m2**  
FLOOR 1: 616 sq. ft, 57 m2, FLOOR 2: 574 sq. ft, 53 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

# Floor Plan



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FLOOR 2







**FAMILY HOME WITH DOUBLE DETACHED GARAGE** - An opportunity to acquire this modern detached home that has been recently redecorated to a tasteful neutral theme and offers this corner plot position with a detached double garage to the rear. The property is well positioned off Sunny Grove and offers easy access to excellent shops and amenities in Chaddesden and also offers easy access to Pride Park and Rolls-Royce site on Raynesway. **NO CHAIN INVOLVED**

The accommodation also benefits from being recently re-carpeted and has uPVC double glazing and gas central heating. In brief the comprises: entrance hallway, downstairs wc, spacious lounge, dining room, fitted kitchen and separate utility room. The first floor landing leads to four well proportioned bedrooms and bathroom. The primary bedroom also has the benefit of an en-suite shower room.

Outside the property stands on a corner plot with gardens to the front and rear with access to a double detached garage at the rear with parking.

- Modern Detached Family Home
- Entrance Hallway, WC, Lounge & Dining Room
- Four Bedrooms, En-Suite & Family Bathroom
- Driveway & Double Detached Garage at the Rear
- Close to Cherry Tree Hill Primary School
- Recently Redecorated & Tasteful Neutral Presentation
- Fitted Kitchen & Separate Utility Room
- Front and Rear Gardens
- Close to Excellent Local Shops & Amenities
- No Chain Involved









## LOCALITY & AMENITIES

Chaddesden is a convenient and popular residential area situated three miles away from Derby City centre and offers a good range of local shopping facilities to include a varied range of shops, public houses, restaurants, petrol station and regular bus services into Derby City centre.

It also offers excellent access to the road networks with the A52 located a few minutes drive away giving onward access to the A38 and M1 Motorway and the major motorway network. East Midland's Airport is also easily accessible.

For those who enjoy the outdoor pursuits there are golf courses available at Morley Hayes, Horsley Lodge and Breadsall Priory which also offers a gym and country club.

This property is located a few minutes drive away from open countryside and leisure facilities including Chaddesden Park and the nearby Locko Country Park offering delightful walks and scenery.

## THE ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Entrance through uPVC double glazed doorway into the hallway. Fitted with grey wood grain effect flooring, central heating radiator, under stairs storage cupboard, staircase leading through to the first floor landing, wall mounted heating control and panelled doors giving access through to the lounge, dining room, kitchen, utility room and WC.

#### Lounge

17'9 x 11'5 (5.41m x 3.48m)

Fitted with a feature fireplace with coal effect gas fire standing on a granite hearth and back plate with painted white wood surround, TV and telephone points, two central heating radiators, uPVC double glazed window to the front elevation and uPVC double glazed French doors leading onto the rear garden.

#### Dining Room

11'5 x 8'9 (3.48m x 2.67m)

Fitted with Virgin Media TV point, central heating radiator and uPVC double glazed window to the front elevation.

#### Downstairs WC

Fitted with a two-piece suite comprising wall mounted ceramic wash hand basin with chrome taps, ceramic tiled splashbacks. low level WC with chrome push button flush, central heating radiator, grey wood grain effect flooring, extractor fan and uPVC obscure glazed window to the side elevation.

#### Fitted Kitchen

10'6 x 8'8 (3.20m x 2.64m)

Fitted with a range of maple effect fronted units with brushed stainless handles, roll edged laminated granite effect work surfaces over, ceramic tiled splashbacks, stainless steel one and a half bowl sink drainer unit, CDA stainless steel electric oven, stainless steel four ring gas hob, stainless steel extractor canopy over. Low level appliance space for dishwasher, tall built-in storage cupboard, central heating radiator, ceramic tiled floor, recessed LED downlighters and uPVC double glazed window to the rear elevation.

#### Utility Room

Fitted with grey wood grain effect flooring, has built in white base cupboards with brushed stainless steel handles, roll edged granite effect laminated work surface over, stainless steel sink drainer unit with mixer tap, ceramic tiled splashbacks. Wall mounted Glowworm central heating boiler, space for a tumble dryer, appliance space and plumbing for an automatic washing machine, grey wood grain effect flooring, central heating radiator, extractor fan, uPVC double glazed window to the rear elevation and uPVC double glazed side door giving access to the rear garden.

### FIRST FLOOR

Staircase leading through to the first floor landing off the entrance hallway.

#### Landing

Fitted with loft access, uPVC double glazed window to the front elevation and doors giving access to all four bedrooms and bathroom.

#### Primary Bedroom

12'7 x 11'11 (3.84m x 3.63m)

Fitted with central heating radiator and uPVC double glazed window x2 to front elevation. Doorway giving access through to a:

#### En-Suite Shower Room

Fitted with a three-piece white suite comprising shower cubicle with folding glazed door, laminated splashback panelling, wall mounted chrome mains fed shower unit, low level WC with chrome push button flush, pedestal was hand basin with chrome Monoblock mixer tap, laminated splashback, grey wood grain effect flooring, recessed halogen downlighters and extractor fan, uPVC obscure glazed window to the side elevation.

#### Bedroom Two

11'4 x 8'3 (3.45m x 2.51m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

#### Bedroom Three

10'5 x 8'10 (3.18m x 2.69m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

#### Bedroom Four

10'5 x 8'6 (3.18m x 2.59m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

#### Bathroom

8'1 x 5'11 (2.46m x 1.80m)

Fitted with a white three-piece suite comprising with low level WC with chrome push button flush, pedestal wash hand basin with chrome Monobloc mixer tap, panelled bath with glazed shower screen, wall mounted Mira electric shower unit and ceramic tiled splashbacks. Central heating radiator, grey wood grain effect flooring, shaver point, recessed halogen downlighters, extractor fan and uPVC obscure glazed window to the rear elevation.

## OUTSIDE

#### Front Gardens

To the front of the property there is a walled foregarden with lawned sections paved pathway access through to the front of the property and down to the side, timber gated access to the rear garden with a continuation of the paved pathway.

#### Rear Gardens

There is a paved patio area, area laid to lawn, Cotswold stone gravelled seating area, paved pathway access leading through to the rear gated access and pedestrian access into the rear garden access. There is a walled and fence panelled boundary. Two outside double power sockets.

#### Double Detached Garage

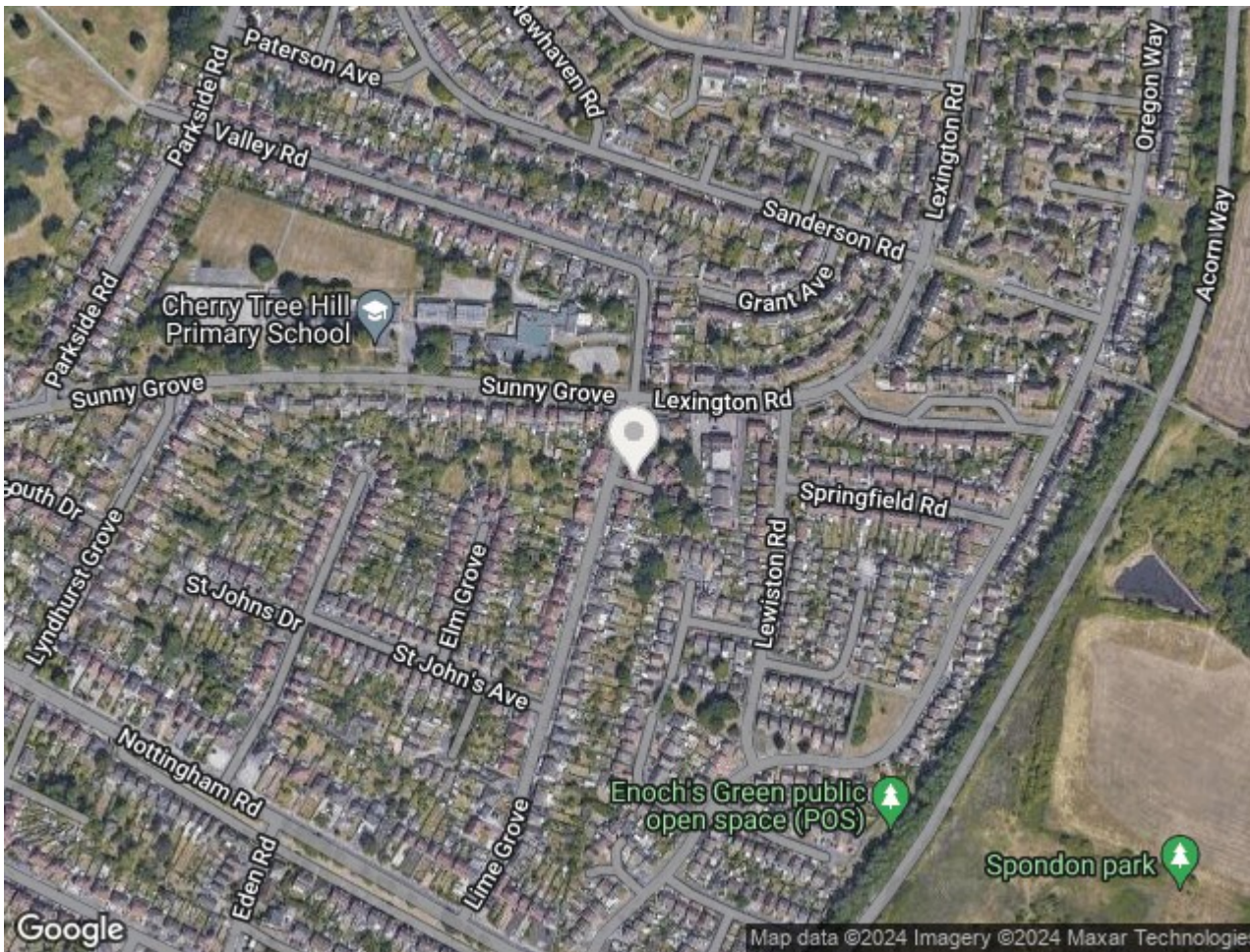
Accessed off Kraft Gardens. Has two up and over doors and side personal access door.

#### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

#### Council Tax Band - TBC

Derby City Council



## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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## Energy Performance Graph

