

Sunny Grove, Chaddesden, Derby

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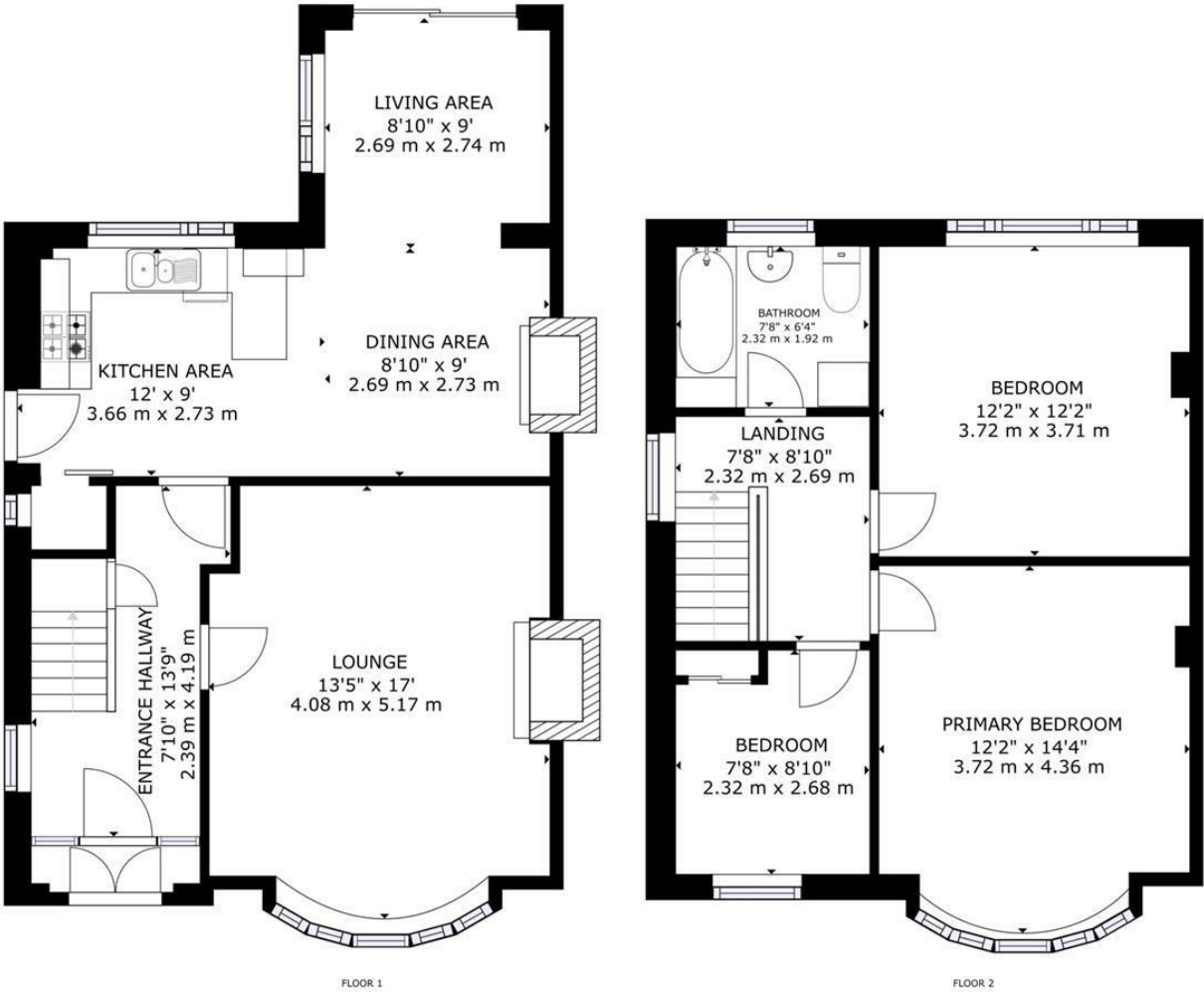


Sunny Grove, Derby, DE21 6WJ

Guide price £275,000



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 607 sq ft, 56.41 m², FLOOR 2: 545 sq ft, 50.64 m²
 EXCLUDED AREAS; PORCH: 13 sq ft, 1.22 m²
 TOTAL: 1152 sq ft, 107.05 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.







EXCITING POTENTIAL – An attractive, extended traditional bay-fronted detached home of style and character, occupying this most generous plot with mature south facing garden and detached brick built garage. The property is set within the sought after Cherry Tree area, close to excellent local shops, amenities and opposite Cherry Tree Hill Primary School. This property requires modernisation, but offers exciting potential for improvement and further extension (subject to necessary planning consent being obtained)

Offered for sale with no chain involved this property really has to be viewed to appreciate the significant potential offered by this superb south facing garden plot.

The accommodation has uPVC double glazing and in brief comprises: entrance porch, entrance hallway with understairs storage cupboard, lounge with bay window, extended open plan dining kitchen with living area with patio doors leading to the rear garden. The first floor landing leads to three well proportioned bedrooms and bathroom.

Outside, to the front elevation is a lawned garden with ample off-road parking to the side with driveway continuing into the rear garden and giving access to the detached brick built garage. The property offers a generous south facing mature rear garden.

- Traditional Extended Bay Fronted Detached Home
- Potential for Side & Rear Extension – Subject to Necessary Planning Consent
- Porch, Entrance Hallway, Lounge, Open Plan Dining Kitchen with Living Area
- Front Garden, Driveway & Detached Brick Built Garage
- Close to Excellent Local Shops, Amenities & Chaddesden Park
- Exciting Potential – Requires Modernisation and Improvement
- Sought after Cherry Tree Area – Opposite Cherry Tree Primary School
- Three Bedrooms & Bathroom
- Generous Plot – Mature South Facing Rear Garden
- 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 Porch

Entrance through uPVC double glazed double opening doors into the entrance door,

Entrance Hallway

13'9 x 7'10 (4.19m x 2.39m)

Entrance through single glazed doorway with matching side panelled windows with windows above into the hallway. Staircase leading through to the first floor landing, under stairs storage cupboard which houses the safe and there is access through to the wall mounted electrical fuse box, electric meter and gas meter. Useful built-in storage cupboard, telephone point and glass panelled doors providing access to the lounge and open plan dining kitchen.

Lounge with Bay Window

17'0 into bay x 13'5 (5.18m into bay x 4.09m)

Fitted with a feature Adam style fireplace with marble hearth and backplate, free standing glass fronted log effect fire. Two wall light points and uPVC double glazed bay window to the front elevation.

Open Plan Dining Kitchen

20'10 x 9'0 (6.35m x 2.74m)

Measurement of kitchen area and dining area combined.

Kitchen Area

12'0 x 9'0 (3.66m x 2.74m)

Fitted with a range of white fronted wall, base and drawer units with brush stainless steel handles, rolled edged laminated work surfaces over, ceramic tiled splashblacks, stainless steel one and a half sink drainer unit with swan necked style mixer, Baumatic stainless steel electric oven, Stoves gas four ring hob and stainless steel extractor unit over. Low level appliance space for an automatic washing machine, breakfast bar, uPVC double glazed window to the rear elevation and sliding door providing access to a useful pantry cupboard with uPVC obscure glazed window to the side elevation.

Dining Area

9'0 x 8'10 (2.74m x 2.69m)

Feature fireplace with inset coal effect living flame gas fire with marble hearth and back plate and open plan access to the living area.

Extended Living Area

9'0 x 8'10 (2.74m x 2.69m)

Fitted with wall mounted gas heater, Virgin Media TV point, aluminium double glazed sliding patio door giving access to the rear garden and uPVC double glazed window to the side elevation

FIRST FLOOR

Stairs from the entrance hallway leading to the first floor landing.

Landing

Fitted with uPVC double glazed window to the side elevation, loft access, doors giving access through to all three bedrooms and bathroom.

Primary Bedroom

14'4 x 12'2 (4.37m x 3.71m)

Fitted with built in bedside tables with headboard, wall mounted electric storage heater and uPVC double glazed bay window to the front elevation.

Bedroom Two

12'2 x 12'2 (3.71m x 3.71m)

Fitted with wall mounted electric storage heater and uPVC double glazed window to the rear elevation.

Bedroom Three

8'10 x 7'8 (2.69m x 2.34m)

Fitted with built-in wardrobe with sliding door, wall mounted electric storage heater and uPVC double glazed window to the front elevation.

Bathroom

7'8 x 6'4 (2.34m x 1.93m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin, panelled bath with Triton electric shower over, ceramic tiled splashbacks, tiled floor and built-in airing cupboard.

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.

OUTSIDE

Frontage & Driveway

To the front the property stands back from the road with a lawned foregarden with well stock planting boarders. Block paved driveway to the side of the property leading to the enclosed rear garden. The driveway continues to a:

Detached Brick Built Garage

17'10 x 9'3 (5.44m x 2.82m)

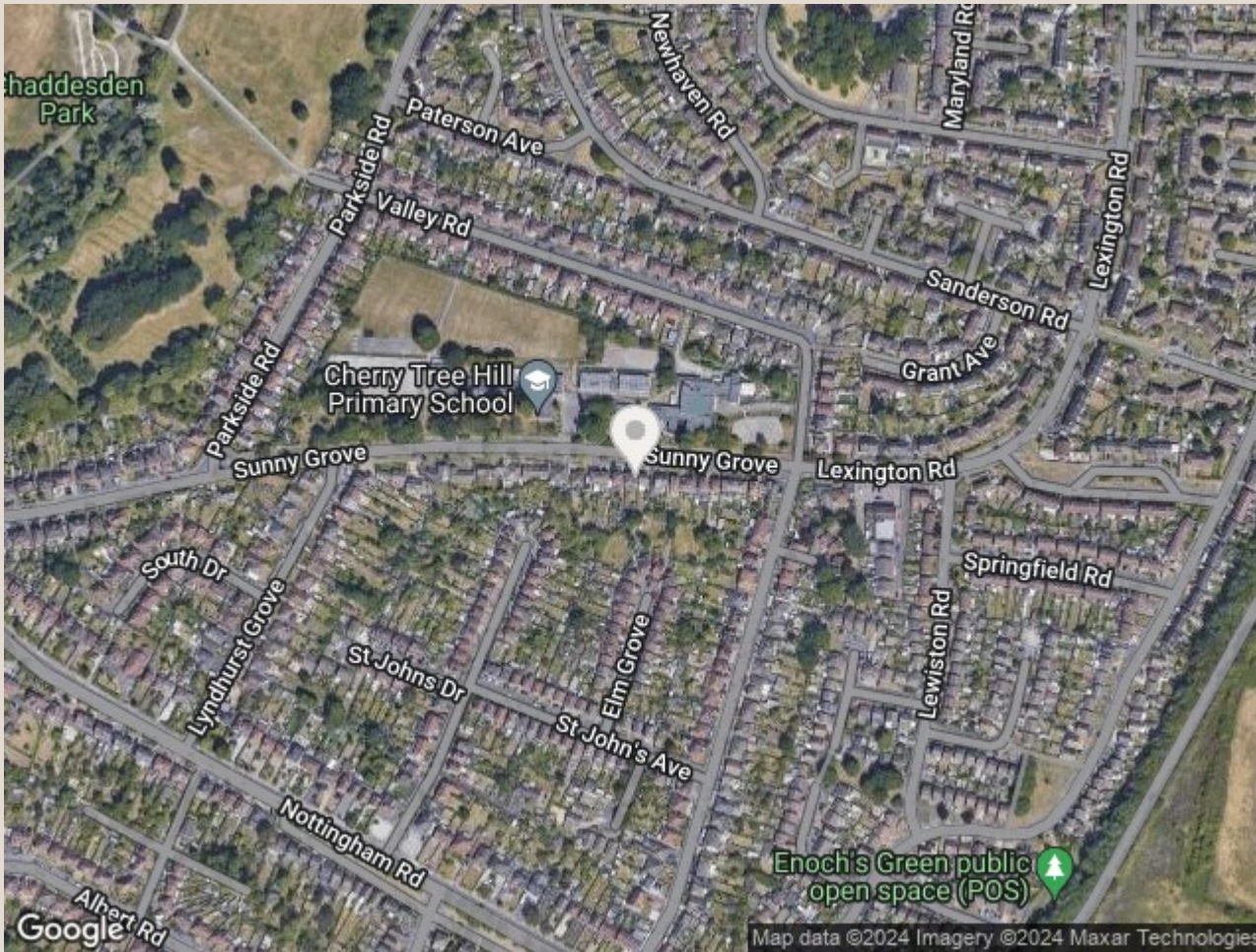
Fitted with up and over door and uPVC double glazed side personal access door.

Generous South Facing Rear Garden

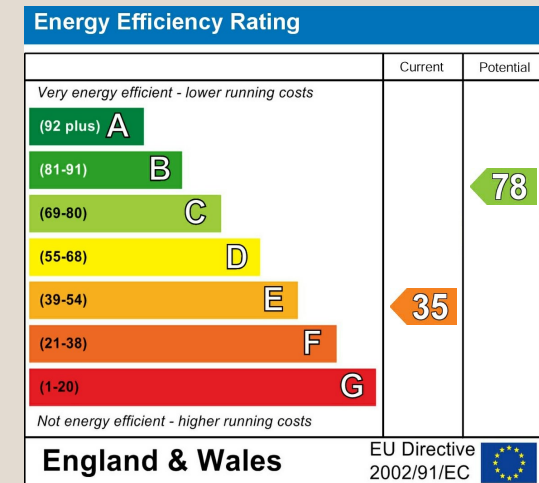
The rear garden has a large paved patio area, area laid to lawn, well stocked planting borders and the garden is enclosed by a fence panelled boundary.

Council Tax Band - C

Derby City Council



Energy Performance Graph



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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