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Oregon Way
Chaddesden
£180,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



IDEAL FIRST TIME BUY - A well presented, two double bedroom semi-detached home, occupying this ever popular location on the edge of Chaddesden and falling within the catchment areas for the noted West Park Secondary School and Cherry Tree Primary School. The property would ideally suit a first time buyer, young family or investor and has the benefit of a recently upgraded combination gas central heating boiler, driveway to the front and a delightful landscaped enclosed rear garden with brick built outbuilding.





The Detail

A well presented traditional two double bedroom semi-detached home with driveway and delightful rear garden occupying this delightful edge of estate position offering easy access to excellent amenities in Chaddesden and Spondon. The property falls within the catchment area for the noted Cherry Tree Primary School and West Park Secondary School in Spondon.

The property has an alarm system, double glazing and a gas central heating system that has also recently been upgraded with a Viessmann combination boiler. The accommodation in brief comprises: entrance hallway, spacious lounge with feature fireplace and ceiling fan. There is a well appointed dining kitchen that comes with integrated appliances including electric fan oven, electric hob, integrated fridge and freezer.

The first floor landing gives access to two double bedrooms both with ceiling fans and a contemporary bathroom with a white three piece suite including a bath with electric shower over and heated towel radiator. The primary bedroom is a particularly spacious double bedroom and has the benefit of a walk in wardrobe. The first floor landing also has loft access to partially boarded loft space with light.

Outside the property benefits from a driveway to the front with a walled foregarden. There is timber gated access leading to the enclosed rear garden with generous paved patio area, raised level lawn with timber framed shed and brick built outbuilding with power and light. The garden offers benefits from a delightful leafy outlook towards trees and a woodland area to the rear.





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The Location

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.

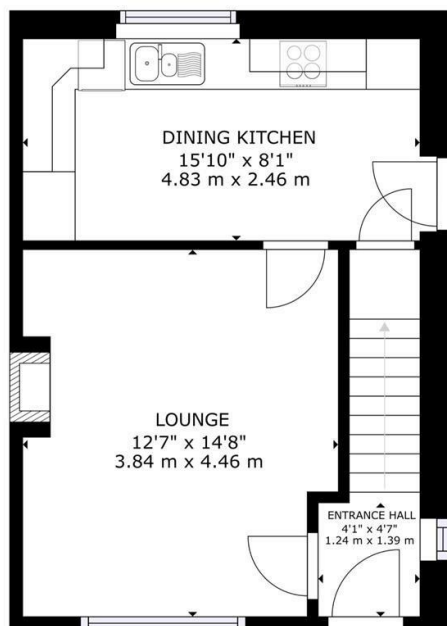
It also offers excellent access to the road networks with the A52 located a few minutes drive away giving onward access to the A38 and M1 Motorway and the major motorway network. East Midland's Airport is also easily accessible.

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.

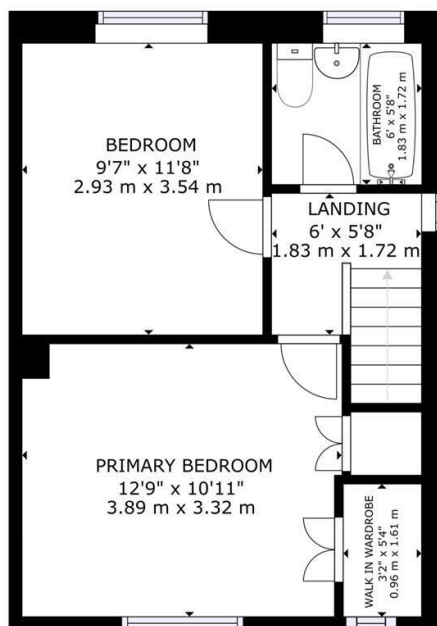
This property is located a few minutes drive away from open countryside and leisure facilities including Chaddesden Park and the nearby Locko Country Park offering delightful walks and scenery.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 390 sq ft, 36.21 m², FLOOR 2: 389 sq ft, 36.14 m²
TOTAL: 779 sq ft, 72.35 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Well Presented Traditional Semi-Detached Home
- Ideal First Time Buy or Investment
- Ever Popular Location - Edge of Chaddesden
- Recently Upgraded Combination Boiler & Double Glazing
- Entrance Hall, Lounge & Dining Kitchen
- Two Double Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom with Walk in Wardrobe
- Driveway & Delightful Landscaped Rear Garden
- Close to Excellent Local Amenities in Chaddesden & Spondon
- West Park Secondary School & Cherry Tree Primary School Catchment Areas

Size

Approx 779.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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