

CURRAN
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+ CO

Trenton Green
£220,000



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



SUPERB POTENTIAL, GARAGE, CONSERVATORY AND OUTSIDE BAR – Located in the heart of Chaddesden, Trenton Green is a beautifully presented three-bedroom semi-detached home, offering both comfort and versatility. The property boasts a spacious L-shaped lounge/diner with a feature fireplace, a light-filled conservatory, and a modern kitchen with integrated appliances.

One of the standout features of this home is the garage, which offers incredible potential to be converted into additional living space, a studio, workshop, or an ideal space for motor enthusiasts. The landscaped garden features a block-paved patio and a built-in bar at the rear, creating the perfect setting for entertaining guests. With high-quality finishes throughout, including solid oak flooring and recessed lighting, as well as a secure CCTV system, this property provides an outstanding opportunity for modern family living with exciting expansion possibilities.





The Detail

This beautifully presented three-bedroom semi-detached property in Chaddesden offers a harmonious blend of stylish design and functionality. Upon entering, you are greeted by a spacious entrance hallway with convenient understairs storage, which leads to the expansive L-shaped lounge/diner. The room features solid oak flooring, a feature fireplace with an electric fire, and elegant coving, creating a warm and inviting atmosphere. Double-glazed windows ensure the room is filled with natural light, enhancing the welcoming feel.

The conservatory, with its sliding doors opening to the garden, provides an additional living space that could serve as a dining area, reading nook, or peaceful retreat. The modern kitchen, featuring white high gloss units and integrated appliances, is perfect for contemporary living. It includes an induction hob, electric oven and grill, dishwasher, and fridge, all complemented by a stainless steel cooker hood. The side access to the garage, with its potential for conversion, adds an exciting opportunity for further development. Whether you choose to create a home office, studio, workshop, or motor enthusiast's haven, the garage offers ample space for a variety of uses.

Upstairs, the property offers three well-sized bedrooms, each with double-glazed windows and radiators. The master bedroom benefits from built-in wardrobes, and the modern shower room, featuring a shower cubicle, vanity unit, and towel radiator, is a stylish and functional addition.

Externally, the landscaped garden features raised planting beds and block-paved patio areas, while the rear of the garden boasts a fantastic built-in bar area, with seating, recessed lighting, and power – making it an ideal space for entertaining guests. An outdoor shed provides additional storage space.







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The Location

Trenton Green is situated in a highly sought-after area of Chaddesden, offering the perfect blend of convenience and community living. Just a short distance from the property, you'll find Chaddesden Park, providing an excellent space for outdoor recreation and leisurely walks. Chaddesden village itself is home to a range of local shops and a supermarket, ensuring all your daily needs are within easy reach.

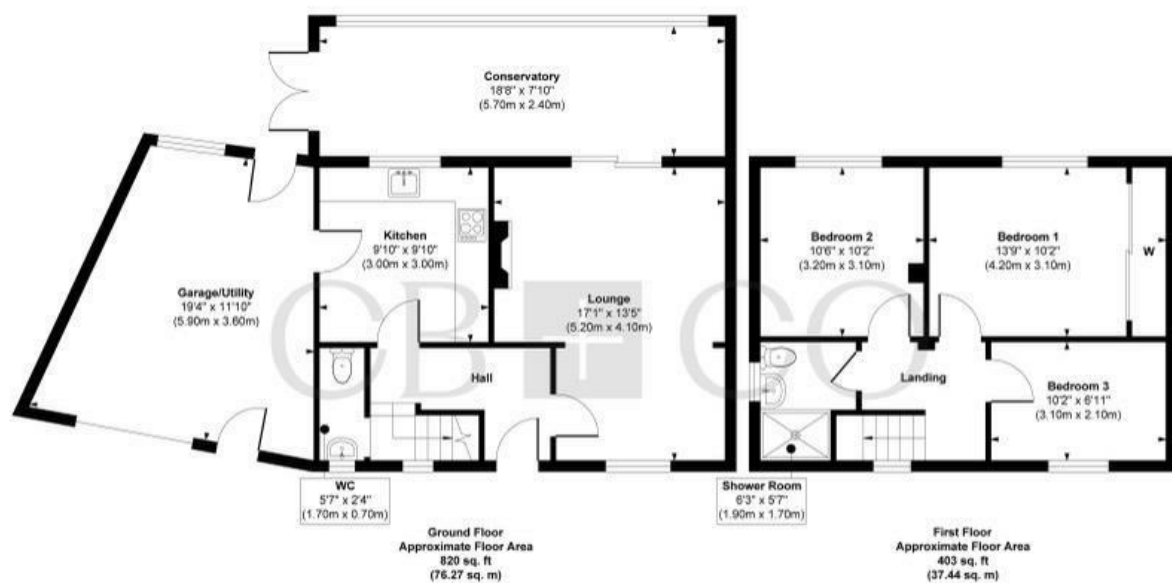
Families will appreciate the proximity to well-regarded schools, making it an ideal location for those with children. The area also benefits from excellent transport links, with quick and easy access to Pride Park, Derby city centre, and major roads, ensuring commuting and local travel are hassle-free. With everything you need on your doorstep, this location is perfect for both family living and professionals alike.







23 Trenton Green



Approx. Gross Internal Floor Area 1223 sq. ft / 113.71 sq. m

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

Produced by Elements Property

The Particulars

- Spacious L-shaped Lounge/diner With Feature Fireplace & Solid Oak Flooring
- Light-filled Conservatory Providing Extra Living Space
- Modern Kitchen With Integrated Appliances
- Fully Alarmed With CCTV System For Enhanced Security
- Garage With Great Potential To Be Converted Into Additional Living Space, Studio Or Workshop
- Landscaped Garden With Block-paved Patio Area & Shed
- Outside Bar For Entertaining
- Close To Chaddesden Park For Outdoor Recreation
- Excellent Schooling Options In The Area, Ideal For Families
- Local Shops & Supermarket Within Easy Reach In Chaddesden Village

Size

Approx 1223.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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Let's *Talk*

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