



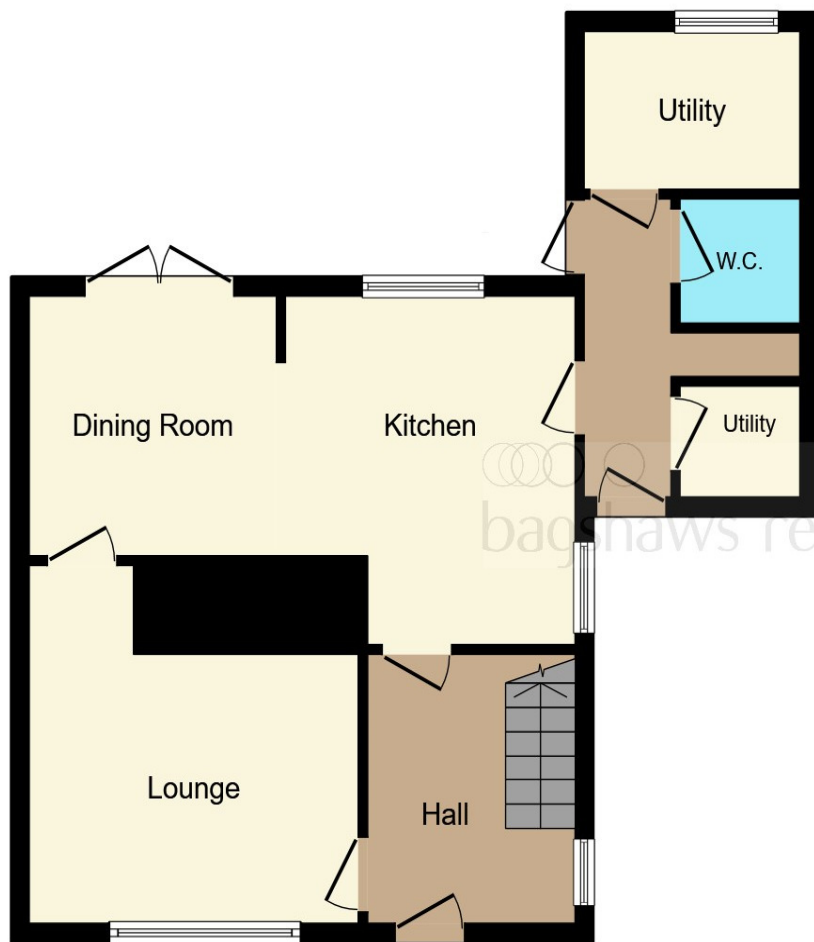
Poyser Avenue, Chaddesden DERBY DE21 4NA

welcome to

Poyser Avenue, Chaddesden DERBY

Finished to a high standard, this delightful three-bedroom semi-detached home is move-in ready. Don't miss out - schedule a viewing today!





Ground Floor



First Floor

Hall

9' 5" x 7' 8" (2.87m x 2.34m)

Lounge

12' 5" x 12' 1" (3.78m x 3.68m)

Kitchen

12' 1" x 10' 8" (3.68m x 3.25m)

Dining Room

9' 3" x 9' 2" (2.82m x 2.79m)

Utility

4' 3" x 3' 9" (1.30m x 1.14m)

W.C.

4' 5" x 4' 5" (1.35m x 1.35m)

Utility

7' 3" x 5' 5" (2.21m x 1.65m)

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom 2

11' 9" x 9' 4" (3.58m x 2.84m)

Bedroom 3

10' x 7' 9" (3.05m x 2.36m)

Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

W.C.

3' 9" x 2' 2" (1.14m x 0.66m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Poyser Avenue, Chaddesden DERBY

- Great location
- Generous Open-Plan Kitchen Diner
- Large Lounge
- Three Well-Sized Bedrooms
- Convenient Downstairs Facilities

Tenure: Freehold EPC Rating: C

offers in the region of

£195,000

Welcome to your ideal family home! This beautifully presented three-bedroom semi-detached house on Poyser Avenue offers a perfect blend of space, comfort and modern living in a great location!

Step inside to a large hallway that leads to a generous lounge filled with natural light - perfect for family gatherings or cosy evenings!

The open-plan kitchen diner at the rear is the heart of the home, featuring modern fixtures and ample space for dining. Double doors provide access to the peaceful rear garden, ideal for outdoor entertaining. Conveniently, the downstairs also includes a utility room and a separate toilet for added practicality.

Upstairs, you'll find two spacious double bedrooms, one at the front and the other to the rear, along with a traditional single bedroom that's perfect for a home office or nursery. The family bathroom is equipped for your needs along with a separate toilet.

Located in a family-friendly neighbourhood, this home is just a short distance from local schools, parks and amenities, making it perfect for those seeking a vibrant community. With excellent transport links to Derby city centre, you can enjoy the tranquility of suburban living with convenience nearby.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY118394](https://www.bagshawsresidential.co.uk/Property/DBY118394)



Property Ref:
DBY118394 - 0004

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