



**Arridge Road, Chaddesden, Derby, DE21 6HQ**

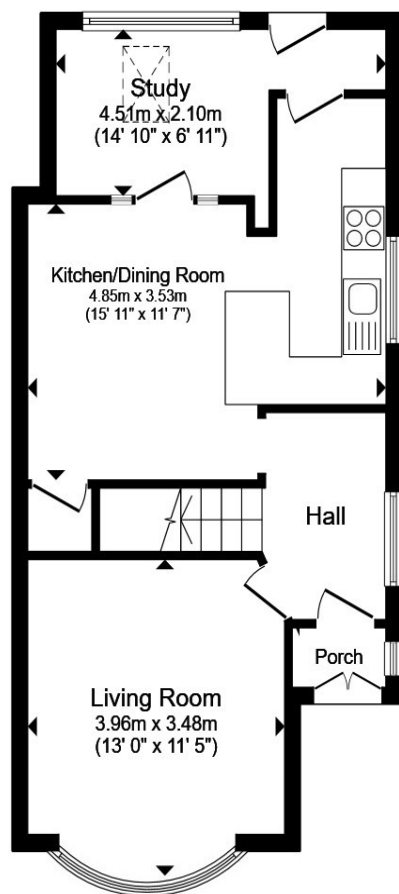


**welcome to**

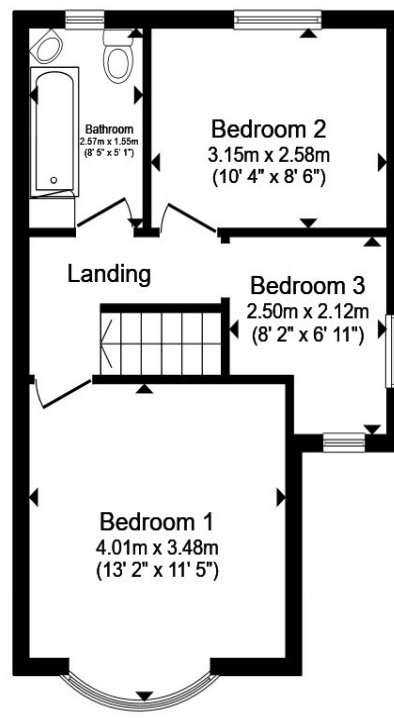
**Arridge Road, Chaddesden, Derby**

A quirky and spacious 3-bed semi-detached home in Chaddesden, offering 1930's charm, generous rooms, a vintage kitchen-diner, study area, and a large garden with hot tub. Ideal for families, first-time buyers, or investors.





**Ground Floor**



**First Floor**

Total floor area 82.6 m<sup>2</sup> (889 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

### **Living Room**

13' MAX x 11' 5" MAX ( 3.96m MAX x 3.48m MAX )

### **Kitchen / Diner**

15' 11" MAX x 11' 7" MAX ( 4.85m MAX x 3.53m MAX )

### **Study**

14' 10" MAX x 6' 11" MAX ( 4.52m MAX x 2.11m MAX )

### **Bedroom 1**

13' 2" MAX x 11' 5" MAX ( 4.01m MAX x 3.48m MAX )

### **Bedroom 2**

10' 4" MAX x 8' 6" MAX ( 3.15m MAX x 2.59m MAX )

### **Bathroom**

8' 5" MAX x 5' 1" MAX ( 2.57m MAX x 1.55m MAX )

### **Bedroom 3**

8' 2" MAX x 6' 11" MAX ( 2.49m MAX x 2.11m MAX )



welcome to

## Arridge Road, Chaddesden, Derby

- Beautiful 1930s semi-detached home full of original character and period charm
- Spacious hallway with parquet flooring, wood panelling and stained-glass windows
- Bright bay-fronted living room featuring an impressive stone-work fireplace
- Vintage kitchen-diner with wood fireplace and adjoining study area
- Exceptional mature garden with hot tub area, fire pit and shaded arbour

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£260,000**



This charming and characterful 3-bedroom semi-detached home in the heart of Chaddesden offers an inviting blend of 1930s features, generous living spaces and a wonderfully homely feel. Full of personality and warmth, it's an ideal choice for buyers seeking something unique with plenty of space to enjoy.

Step through the porch into a spacious hallway showcasing original wood panelling, parquet flooring and beautiful stained-glass windows. The bright living room features a large bay window and an impressive stone-work fireplace, creating a cosy and welcoming atmosphere.

A door leads through to the vintage-style kitchen-diner, complete with a charming wood fireplace and an adjoining study area — perfect for home working, hobbies or creative projects. From here, you can step straight out into the property's standout feature: a truly exceptional garden.

The expansive, mature garden offers remarkable versatility and year-round enjoyment. Highlights include:

- Hot tub area
- Two apple trees, plus plum and pear trees
- Two ponds with safety covers
- Two large sheds
- A delightful summer house
- A fire pit for cosy evenings
- A peaceful shaded arbour ideal for reading or relaxing
- Mature shrubs and planting providing privacy and colour

Upstairs, the home offers two generous double bedrooms and a comfortable single, along with a well-proportioned family bathroom. The property retains its 1930s charm throughout and is ready to move into.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121115](https://bagshawsresidential.co.uk/Property/DBY121115)



Property Ref:

DBY121115 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)