



Francis Street, Derby, DE21 6DF

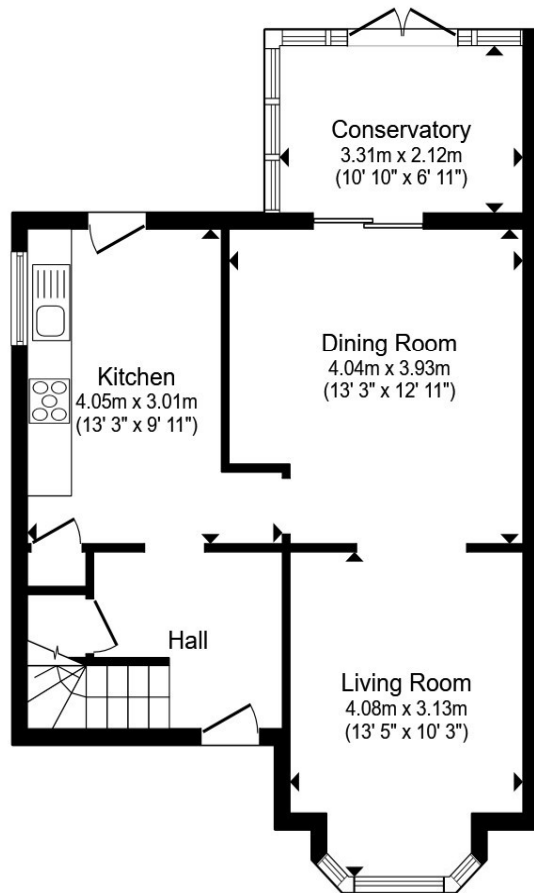
welcome to

Francis Street, Derby

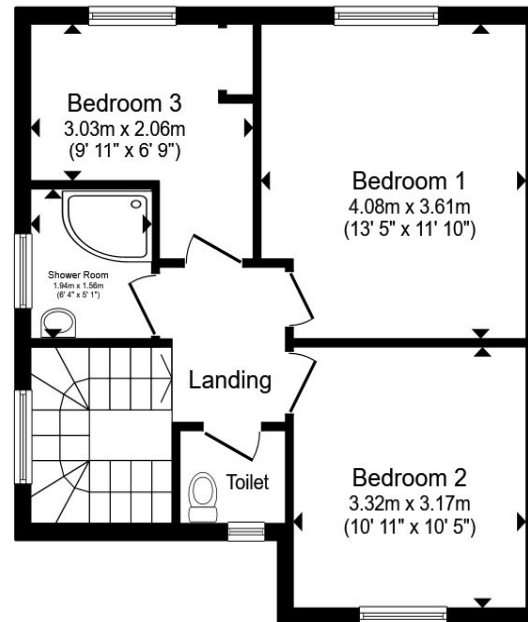
****LEGAL FEES PAID****T&Cs apply

A beautifully presented three-bedroom semi-detached home in desirable Chaddesden, offering stylish interiors, generous living space, a bright conservatory and a superb garden. Modern, spacious and ready to move straight into.





Ground Floor



First Floor

Total floor area 101.5 m² (1,092 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

*****legal Fees Paid*** T&cs**

Living Room

13' 5" MAX x 10' 3" MAX (4.09m MAX x 3.12m MAX)

Dining Room

13' 3" MAX x 12' 11" MAX (4.04m MAX x 3.94m MAX)

Conservatory

10' 10" MAX x 6' 11" MAX (3.30m MAX x 2.11m MAX)

Kitchen

13' 3" MAX x 9' 11" MAX (4.04m MAX x 3.02m MAX)

Bedroom 1

13' 5" MAX x 11' 10" MAX (4.09m MAX x 3.61m MAX)

Bedroom 2

10' 11" MAX x 10' 5" MAX (3.33m MAX x 3.17m MAX)

Bedroom 3

9' 11" MAX x 6' 9" MAX (3.02m MAX x 2.06m MAX)

Shower Room

6' 4" MAX x 5' 1" MAX (1.93m MAX x 1.55m MAX)

welcome to

Francis Street, Derby

- Stylish three-bedroom semi-detached family home
- Cosy living room with feature brick fireplace
- Separate dining room plus bright conservatory
- Fully fitted kitchen with built-in appliances
- Modern family shower room with separate toilet

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£170,000

This impressive three-bedroom semi-detached family home in the sought-after Chaddesden area combines modern comfort with generous, well-designed living spaces. From the moment you enter the spacious hallway, the home feels warm and inviting. The cosy living room features a charming brick fireplace wall, creating a striking focal point, while the separate dining room provides an ideal setting for family gatherings or entertaining. A bright conservatory extends the living space further, offering lovely views across the garden. The fully fitted kitchen includes built-in appliances and ample storage, making it both practical and stylish.

Upstairs, the property offers three well-proportioned bedrooms, a contemporary family shower room and a separate toilet, ensuring convenience for busy households. Outside, the good-sized rear garden features a patio and lawn, perfect for outdoor dining, children's play or simply relaxing.

Chaddesden is a highly regarded residential location, known for its strong community feel and excellent amenities. The property is ideally positioned close to bustling local shops, reputable schools and Derby city centre. Commuters benefit from superb access to major road links including the A50, M1 and A38. With its spacious layout, modern finish and move-in-ready condition, this home offers exceptional value in a prime Derby location.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121531



Property Ref:
DBY121531 - 0005

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



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



bagshawsresidential.co.uk