



Chatteris Drive, DERBY DE21 4SF
£300,000

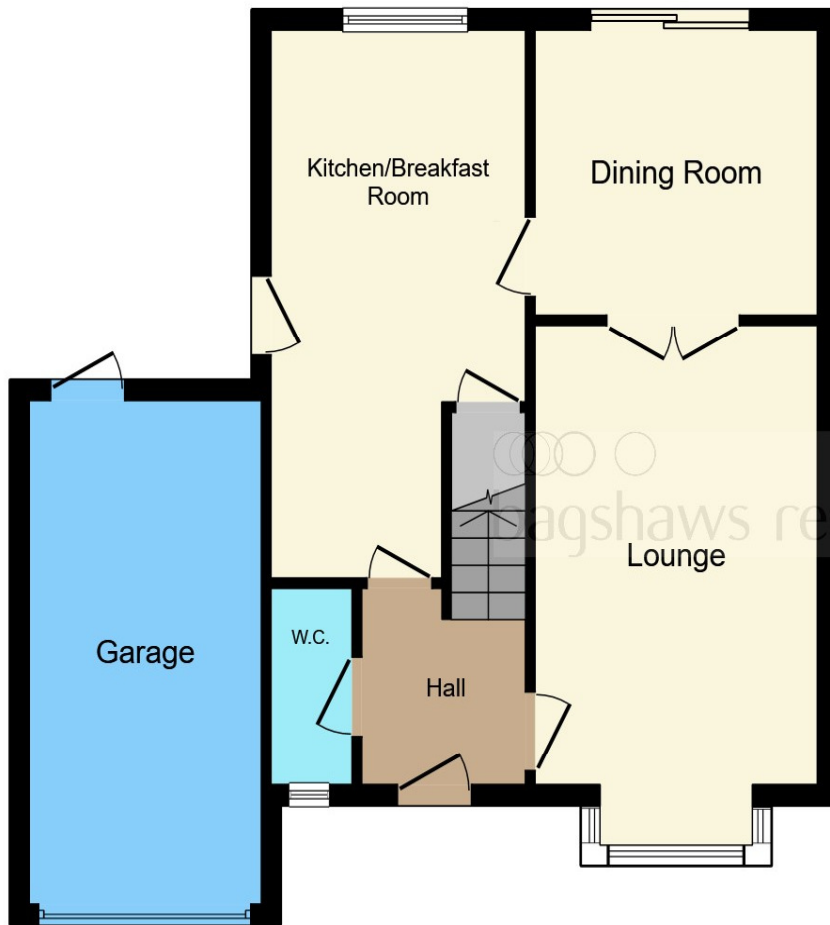

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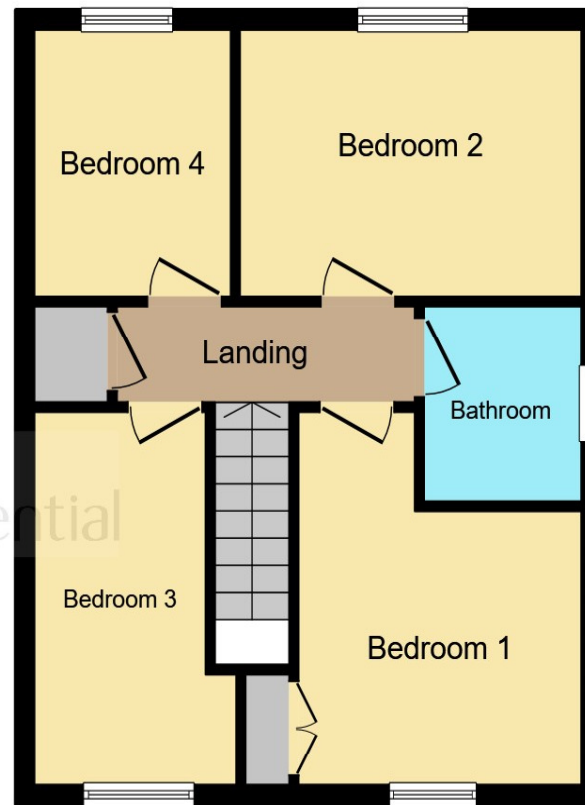
Chatteris Drive, DERBY

Situated on a peaceful cul de sac in a sought-after residential area on the eastern side of Derby, this beautifully presented four bedroom detached home offers stylish, turnkey living with excellent local schools, green open spaces and transport links on the doorstep.





Ground Floor



First Floor

Lounge

17' 11" Max x 10' Max (5.46m Max x 3.05m Max)

Dining Room

9' 3" Max x 9' 9" Max (2.82m Max x 2.97m Max)

Kitchen/Diner

18' Max x 8' 9" Max (5.49m Max x 2.67m Max)

Garage

16' 5" Max x 8' 2" Max (5.00m Max x 2.49m Max)

Bedroom One

11' 9" Max x 10' 10" Max (3.58m Max x 3.30m Max)

Bedroom Two

8' 7" Max x 12' Max (2.62m Max x 3.66m Max)

Bedroom Three

12' 2" Max x 7' 11" Max (3.71m Max x 2.41m Max)

Bedroom Four

8' 7" Max x 7' 1" Max (2.62m Max x 2.16m Max)

Bathroom

5' 5" Max x 6' 4" Max (1.65m Max x 1.93m Max)

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

Chatteris Drive, DERBY

- Beautifully presented 4-bedroom detached family home in a quiet cul de sac setting in a popular residential area on Derby's eastern side.
- Light filled lounge and separate family/dining room - perfect for relaxing and entertaining .
- Modern kitchen-diner with garden access - the sociable heart of the home .
- Four generous bedrooms with neutral décor; family bathroom upstairs and ground floor WC
- Driveway and integral garage providing off street parking for 2 cars.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

A welcoming hallway sets the tone for this well kept home. To one side is a bright lounge perfect for cosy evenings, while a separate family/dining room with sliding door access straight into the garden can be tailored as a formal dining space, playroom or home office. At the rear, the sleek fitted kitchen-diner provides ample worktop and storage space. A handy downstairs WC and attached garage with additional storage in the eaves complete the ground floor.

Upstairs a spacious landing leads to four well proportioned bedrooms, all decorated in neutral tones. The contemporary family bathroom serves the bedrooms with potential to add ensuite facilities if desired. Outside, the rear garden has been landscaped with tasteful shrubs for low maintenance, offering a safe, enclosed space for children and pets without the need for hours of upkeep. A driveway at the front provides off street parking for two cars and leads to the integral garage, ideal for storage or conversion (subject to consent).

The property is perfectly positioned for family life. Located near the highly regarded Roe Farm Primary School and Da Vinci Academy, making the school run a breeze. The house is within close proximity of several green areas and parks and provides a fantastic backdrop for weekend activities. Excellent road and public transport connections place Derby city centre, Nottingham and the Peak District within easy reach, while Derby railway station is approximately 1.6 miles away for commuters



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY120926](https://www.bagshawsresidential.co.uk/Property/DBY120926)



Property Ref:
DBY120926 - 0008

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