



95 Wood Road, Chaddesden, Derby, DE21 4LZ

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OIRO £184,950



## Key Features

- Three Bedroom Semi Detached
- Spacious Kitchen/Diner
- Large Private Rear Garden
- Ground Floor WC
- Utility Area
- Driveway for 3 Vehicles
- EPC rating D
- Freehold





This well-presented three-bedroom semi-detached home occupies a generous plot and offers comfortable, well-proportioned accommodation, complemented by a particularly large and established rear garden.

The property is entered via a useful enclosed porch, which opens into a welcoming entrance hallway with staircase rising to the first floor. To the front of the property is a spacious living room, featuring a fireplace as a focal point and enjoying good natural light.

To the rear is a kitchen diner, offering space for a dining table at one end, making it ideal for family meals and entertaining. The kitchen benefits from dual access, being accessible from both the hallway and the living room. Leading off the kitchen is a separate utility area, which in turn provides access out to the rear garden via the side of the property. A ground floor WC completes the downstairs accommodation.

Upstairs, the first floor offers three bedrooms, including a well-sized master bedroom and two further rooms suitable for family, guests, or home working. The



accommodation is completed by a modern first-floor bathroom, fitted with a shower, WC, and wash hand basin.

Outside, the standout feature of the home is the substantial rear garden, mainly laid to lawn with established hedging, planted borders, and a paved pathway leading to the far end of the plot. The garden also benefits from a useful outbuilding / store, ideal for storage or gardening equipment.

The property offers excellent potential for buyers looking to put their own stamp on a home while benefiting from generous outdoor space.

#### Porch

Enclosed entrance porch providing a practical buffer space before entering the main home.

#### Entrance Hall

Welcoming hallway with staircase rising to the first floor and access to the living room and kitchen diner

#### Lounge

Spacious reception room with a fireplace forming a focal point and a front-facing window allowing plenty of natural light.





### Kitchen / Diner

Fitted kitchen with a range of units, space for a dining table, and dual access from both the hallway and living room.

### Utility Area

Separate utility space providing plumbing and space for a washing machine and tumble dryer, with access to the rear garden via the side of the house.

### Ground Floor WC

Fitted with a low-level WC, ideal for guests and family use.

### First Floor Landing

Provides access to all bedrooms and the bathroom.

### Master Bedroom

Well-proportioned double bedroom with space for wardrobes and bedroom furniture.

### Bedroom Two

Good-sized second bedroom suitable as a double or guest room.

### Bedroom Three

Versatile third bedroom ideal for a child's room, nursery, or home office.

### Bathroom

Modern first-floor bathroom fitted with a shower, WC, and wash hand basin.



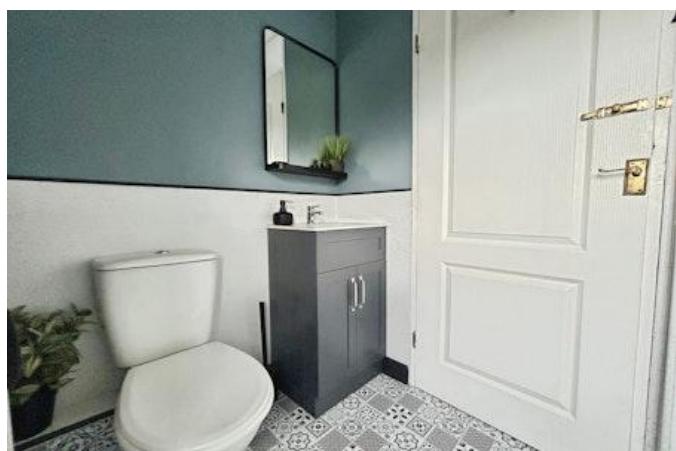
## Rear Garden

Generous rear garden mainly laid to lawn with mature hedging, planted borders, paved pathway, and access to the outbuilding.

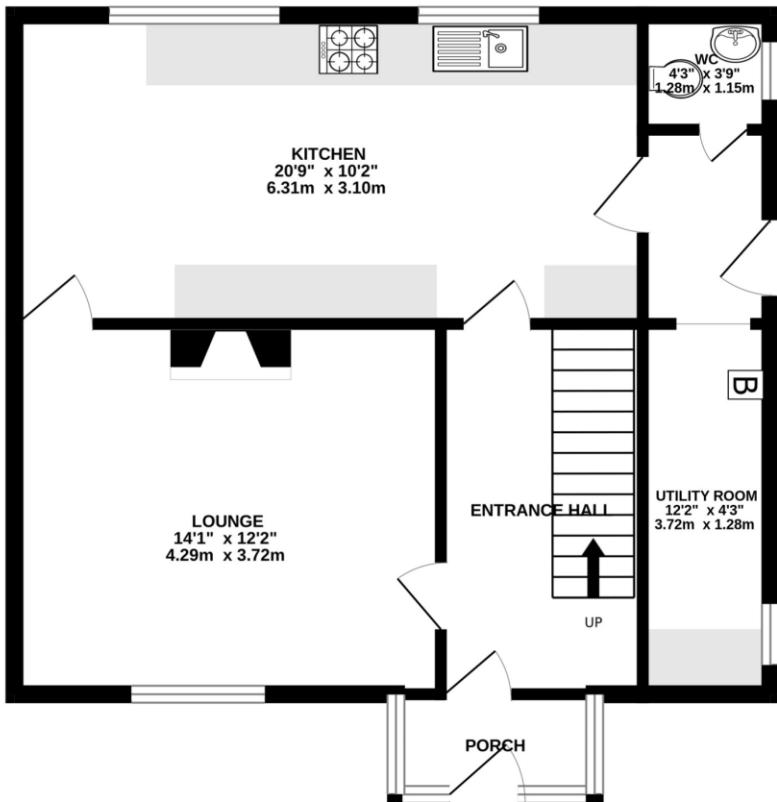
## Buyer Information

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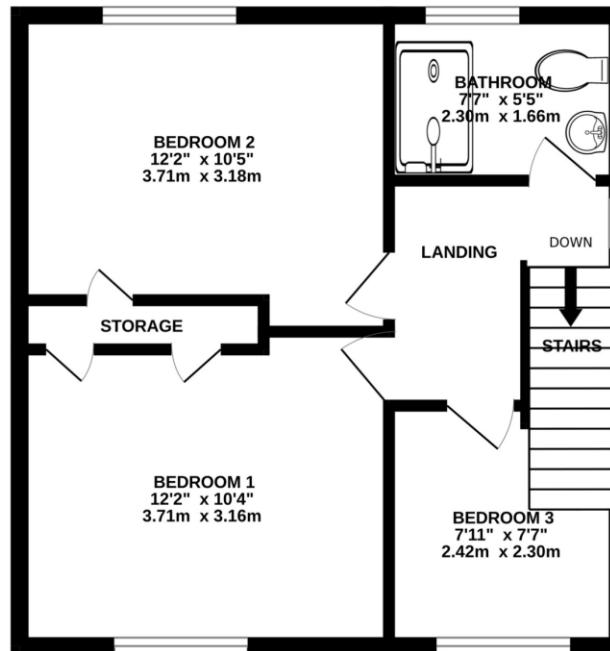




GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



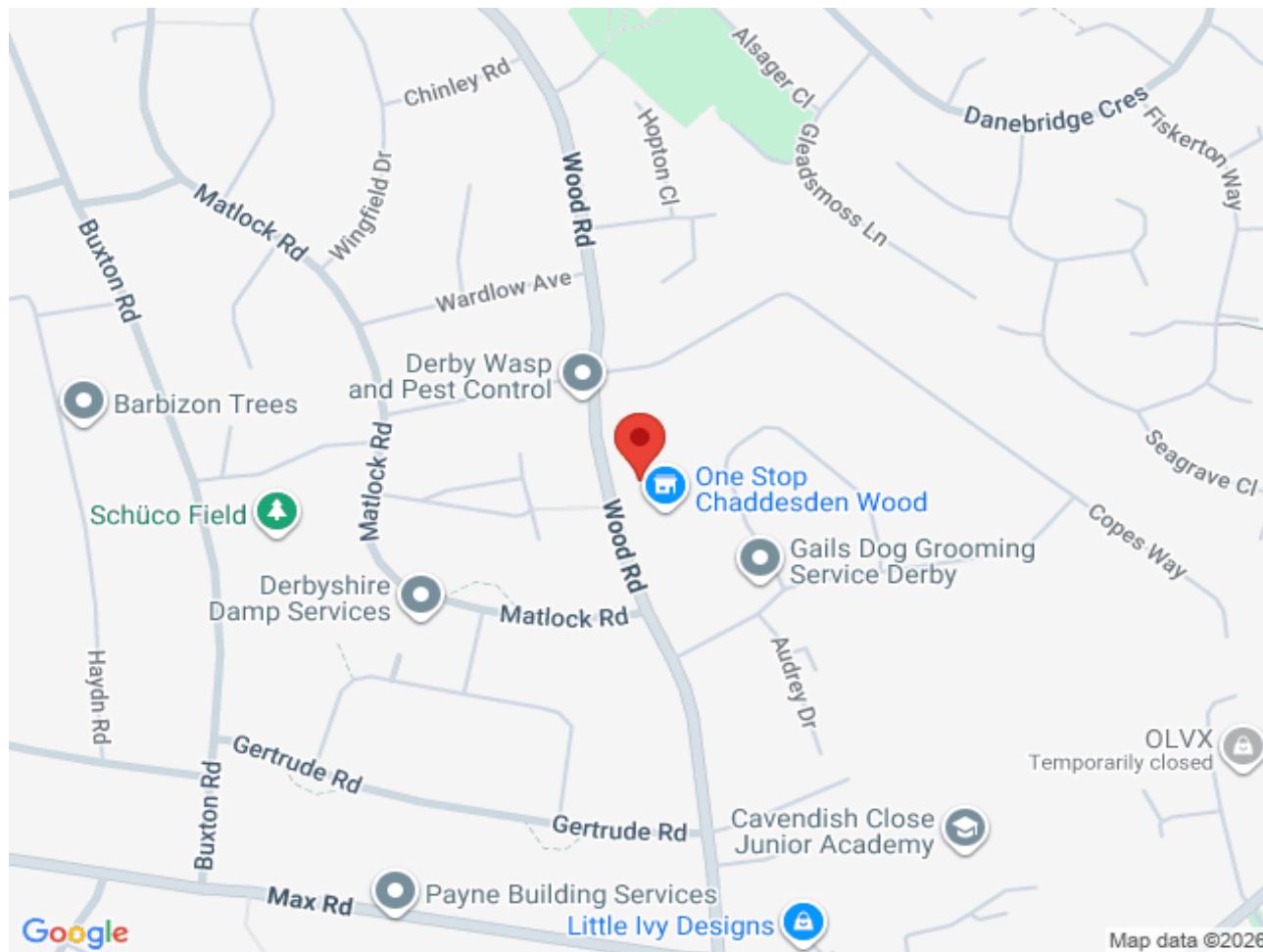
1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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