



Madison Avenue,
Chaddesden, Derby
DE21 6HZ

£219,950 Freehold



THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE WHICH HAS BEEN EXTENDED TO THE REAR AND HAS A LONG, PRIVATE REAR GARDEN.

Being situated in this established residential area on the outskirts of Derby, this traditional bay fronted semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who are looking for a home which is easy to maintain and well placed for easy access to all the amenities and facilities provided by the area. For the size and layout of the tastefully finished accommodation and the length and privacy of the southerly facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property stands back from the road and has a driveway at the front which provides off road parking for two vehicles and is constructed of brick to the external elevations under a pitched tiled roof. Being entered through a fully enclosed porch, which is a recent addition to the property, the accommodation includes a reception hall, lounge with a bay window to the front, the extended living/dining kitchen which has stylish matt black units and concrete effect laminate work surfaces and from the kitchen there are double opening French doors leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and the tiled bathroom which has a separate shower as well as a bath. Outside there is parking at the front, a gate leads to a path which extends down the right hand side of the house to the rear garden where there is an Indian sandstone patio, play area and lawn with the garden being kept private by having fencing to the side boundaries.

The property is well placed for easy access to the local amenities and facilities provided by Chaddesden with there being an Asda at Spondon and many other shopping facilities found in Derby and at Pride Park, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities, walks in the nearby open picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch having a stylish composite front door with inset glazed panel, double glazed etched window to the side, laminate flooring, cloaks hanging and a door leading to:

Reception Hall

Stairs leading to the first floor, laminate flooring, radiator and an oak panelled door leading to:

Lounge/Sitting Room

14'2 plus bay x 10'8 approx (4.32m plus bay x 3.25m approx)
Double glazed bay window with fitted blind to the front, feature traditional radiator, TV point and an oak panelled door leading to the living/dining kitchen.

Living/Dining Kitchen

16'4 x 13'2 approx (4.98m x 4.01m approx)
The kitchen has been extended and is fitted with matt black units and concrete effect laminate work surfaces and includes a stainless steel sink with a pre-wash mixer tap and a Zanussi hob set in an L shaped work surface which has seating at one end and an integrated dishwasher, cupboards, wide drawers and a wine fridge below, integrated fridge/freezer with a shelved cupboard to the side, further work surface with spaces below for a tumble dryer and automatic washing machine, oven and microwave oven with a drawer below and cupboard above and a pull out racked storage cupboard to the side, matching eye level wall cupboards and shelving, LVT style flooring, feature vertical radiator and a traditional radiator, storage cupboard under the stairs with a power point and light, double opening, double glazed French doors leading out to the rear garden, two display shelves to one wall, opaque double glazed window to the side, lighting over the work surface/eating area and recessed lighting to the ceiling and a power point for a wall mounted TV.

First Floor Landing

Double glazed window to the side, hatch with ladder leading to the loft, radiator and panelled doors to the bedrooms and bathroom.

Bedroom 1

11'2 plus bay x 10'9 approx (3.40m plus bay x 3.28m approx)
Double glazed bay window with fitted roller blind to the front, radiator and a built-in cupboard over the stairs housing the boiler.

Bedroom 2

11'9 x 7'8 approx (3.58m x 2.34m approx)
Double glazed window with fitted blind to the rear and a radiator.

Bathroom

The bathroom is fully tiled and has a panelled bath with central mixer taps and a hand held shower, walk-in shower with a mains flow shower system including a rainwater shower head and hand

held shower, tiling to two walls and a glazed door and protective screen, low flush w.c., hand basin with a mixer tap and two drawers under, feature ladder towel radiator, extractor fan and opaque double glazed window.

Outside

At the front of the property there is a block edged tarmac driveway which provides off road parking for two vehicles and there is a gate providing access to a path running down the right hand side with new fencing to the side boundary.

The long rear garden is southerly facing and has an Indian sandstone patio to the immediate rear of the property with steps leading down to a rubber chipped play area with fencing to the sides and there are further steps leading to a lawned garden and at the bottom of the garden there is a shed and covered area which has a power supply and there is a further garden area behind these outbuildings. The garden is kept private by having fencing to the side boundaries, there is outside lighting to either side of the French doors leading out from the kitchen to the rear garden, an external power point at the side of the house and an outside water supply is also provided.

Council Tax

Derby Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

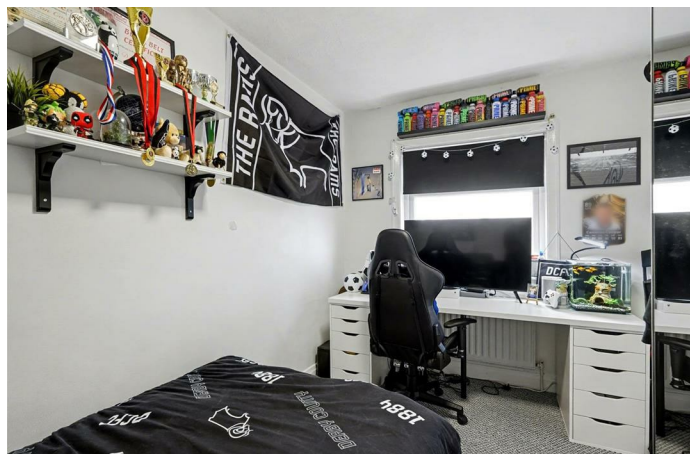
Flood Risk – No flooding in the past 5 years

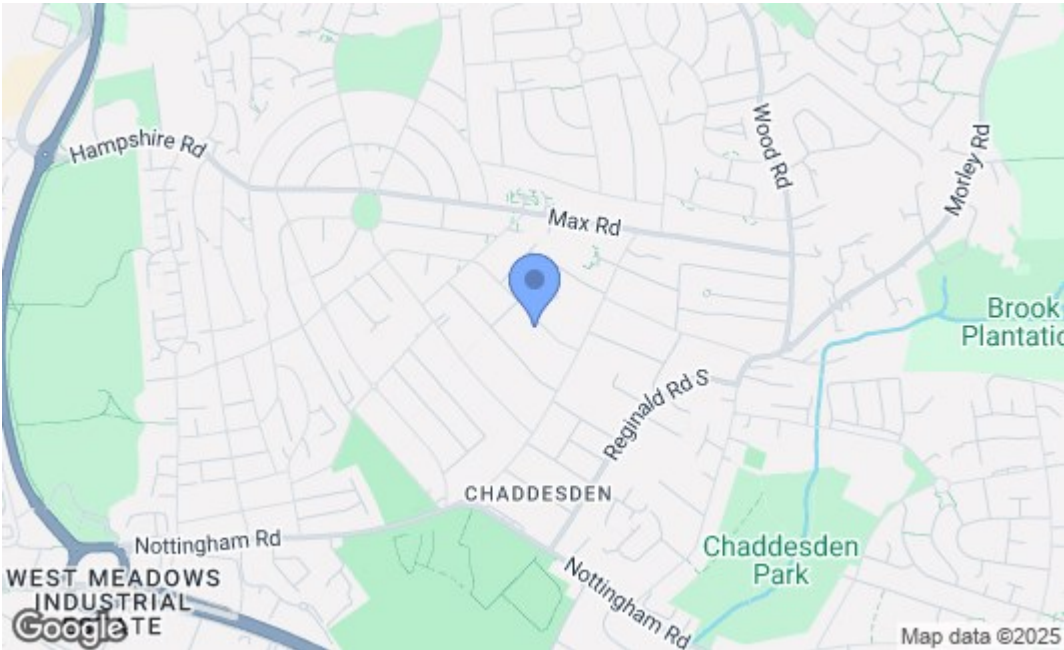
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.