

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: [hannells.co.uk](http://hannells.co.uk)  
 E: [chaddesden@hannells.co.uk](mailto:chaddesden@hannells.co.uk)  
 T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

## Viewings Strictly By Appointment Only

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You are NOT obliged to use our preferred partner services.

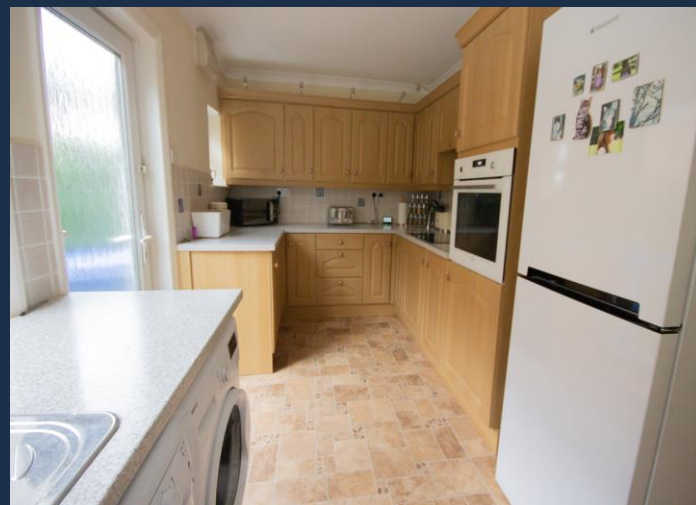
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80 Morley Road, Chaddesden, DE21 4QW | **£259,950 (Freehold)**

An excellent opportunity to acquire this attractive, deceptively spacious, well appointed and presented detached bungalow having been extended to the rear elevation and enjoying a pleasant aspect to the rear elevation. The property is set back from Morley Road and an early viewing is highly recommended to be appreciated

- WELL APPOINTED DETACHED BUNGALOW
- EXTENDED ACCOMMODATION, NO UPWARD CHAIN
- SET BACK FROM MORLEY ROAD WITH PLEASANT VIEWS
- EARLY VIEWING HIGHLY RECOMMENDED
- EPC RATING D





### Full Description

An excellent opportunity to acquire this attractive, deceptively spacious, well appointed and presented detached bungalow having been extended to the rear elevation and enjoying a pleasant aspect to the rear elevation.

The property is set back from Morley Road and an early viewing is highly recommended to be appreciated. The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- entrance porch, reception hallway, pleasant dining/sitting room with feature fireplace and a staircase provides access to a good size attic room. Internal French doors provide access to an attractive lounge with views over the rear garden and beyond with French doors.

The fitted breakfast kitchen has an integrated oven and hob, there are three bedrooms, one having an en-suite shower room and there is a family bathroom with a three piece suite. Outside, the property is set back from Morley Road and enjoys mature gardens to both front and rear elevations together with a driveway providing off road parking and turning space.

Morley Road is well situated for both Chaddesden and Oakwood respectively which offer a range of shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing is recommended.

### Measurements & Details

**Entrance Porch:**

**Reception Hallway:**

**Spacious Dining/Sitting Room: 13' 9" x 12' 5" (4.19m x 3.78m)**

**Attractive Lounge (with pleasant views): 13' 6" x 11' 6" (4.11m x 3.50m)**

**Fitted Breakfast Kitchen: 14' 2" x 8' 2" (4.31m x 2.49m)**

**Double Bedroom One: 13' 8" x 10' 4" (4.16m x 3.15m)**

**Double Bedroom Two: 9' 8" x 8' 1" (2.94m x 2.46m)**

**Guest Bedroom : 9' 6" x 8' 10" (2.89m x 2.69m)**

**En-Suite Shower Room:**

**Modern Bathroom: 8' 2" x 4' 6" (2.49m x 1.37m)**

**Attic Bedroom : 14' 0" x 11' 6" (4.26m x 3.50m)**

**Outside:**

The property is back from Morley Road and is approached via a driveway providing off road parking for two/three vehicles. There are mature gardens to both front and rear elevations, there is a shaped lawned area with mature borders. There is gated access to the side elevation which leads to the enclosed, mature and pleasant rear garden with pleasant views beyond having two decked patio areas with lawned area beyond, shaped pond, flowers, shrubs and garden shed. Outside cold water tap.

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*A Moving Experience*