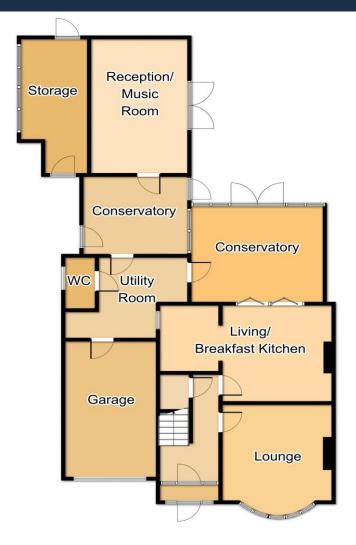
Hannells A Moving Experience



Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £175 per completed transaction.

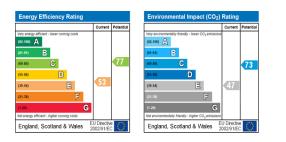
We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.





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 E: 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.



116 Morley Road, Chaddesden, DE21 4QX | £300,000 (Freehold)

This deceptively spacious and substantially extended detached family home offers versatile accommodation and is available for sale with no upward chain. The accommodation is supplemented by gas fired central heating and UPVC double glazing and internal viewing is recommended.

- DECEPTIVELY SPACIOUS AND SUBSTANTIALLY EXTENDED
- FITTED BREAKFAST AREA WITH ISLAND AND KITCHEN
- TWO CONSERVATORIES ۲
- MATURE REAR GARDEN, OFF ROAD PARKING AND GARAGE
- EPC RATING E

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on infor Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

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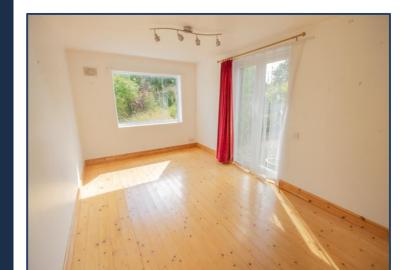






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Full Description

This deceptively spacious and substantially extended detached family home offers versatile accommodation and is available for sale with no upward chain. The accommodation is supplemented by gas fired central heating and UPVC double glazing and internal viewing is recommended.

In brief the property comprises:- entrance porch, reception hallway, bay fronted lounge with feature multi-fuel burning stove, breakfast room incorporating a feature island incorporating a gas hob and seating space and this opens to a fitted kitchen. Bi-folding doors provide access to a good size conservatory with French doors to the rear garden, utility room with access to a garage and cloakroom/WC. A further conservatory provides access to a substantial reception room/music room.

To the first floor the split level landing provides access to four bedrooms, master bedroom having an en-suite shower room and family bathroom. Outside, a driveway provides off road parking to the front elevation for two vehicles with access to a garage. There is a mature and good size rear garden.

Morley Road is a popular and sought after location lying between Oakwood and Chaddesden and is therefore well situated for shops, schools and transport links together with access for major road links and Derby City Centre.

Measurements & Details

Entrance Porch:

Reception Hallway:

Bay Fronted Lounge (having a feature log burner): 13' 2" x 11' 2" (4.01m x 3.40m)

Open Plan Living/Breakfast Kitchen: 11' 1" x 10' 10" (3.38m x 3.30m) plus 7'10" x 5'6" With bi-folding doors to:-

Conservatory: 13' 2" x 10' 8" (4.01m x 3.25m)

Utility Room: 9' 7" x 9' 7" (2.92m x 2.92m) maximum measurement

Cloakroom/WC:

Conservatory: 10' 6" x 8' 10" (3.20m x 2.69m)

Music/Reception Room: 15' 4" x 9' 8" (4.67m x 2.94m)

Outside:

A driveway provides off road parking for two vehicles and this leads to an attached garage. There is a good size, mature rear garden which enjoys a degree of privacy and incorporates a paved patio area, lawned areas and a range of mature flowers, shrubs and trees.