



## Viewings Strictly By Appointment Only

### 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)  
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 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.

5 Ismay Road, Chaddesden, DE21 6LU | **£230,000 (Freehold)**

An early viewing is absolutely essential to appreciate this particularly well presented and appointed bay fronted three/four bedroomed family home occupying a sought after location just off Chaddesden Lane. Enjoying a mature position with off road parking for two/three vehicles and a pleasant rear garden.

- ATTRACTIVE BAY FRONTED FAMILY HOME
- TWO/THREE RECEPTION ROOMS
- THREE/FOUR BEDROOMS
- EPC RATING D
- FITTED KITCHEN, CONSERVATORY



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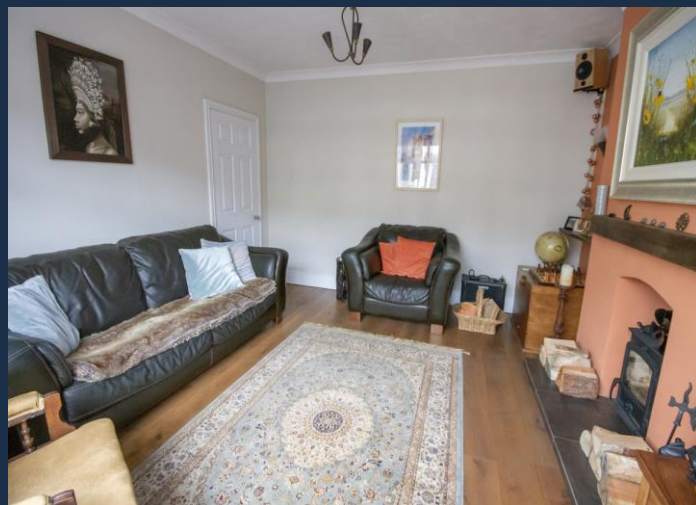
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## Full Description

An early viewing is absolutely essential to appreciate this particularly well presented and appointed bay fronted three/four bedroomed family home occupying a sought after location just off Chaddesden Lane. Enjoying a mature position with off road parking for two/three vehicles and a pleasant rear garden. The accommodation is supplemented by gas fired central heating, UPVC double glazing and in brief comprises:- reception hallway, attractive bay fronted lounge with feature multi-fuel fire with floating mantle over, separate dining room, again having a cast iron fireplace with an open fire inset and double glazed patio doors provide access to a good size conservatory with French door providing access to the rear garden. There is a good size fitted kitchen integrated appliances. There is a ground floor optional fourth bedroom/reception room. To the first floor the landing leads to three bedrooms (two double) and modern bathroom with a three piece suite. Outside, a driveway provides off road parking for two/three vehicles to the front elevation. To the rear there is a pleasant, enclosed and established rear garden enjoying a sunny aspect and having a summerhouse/garden shed. Ismay Road is a 'no through road' location just off Chaddesden Lane which is well situated for Chaddesden Park, shops, schools and transport links together with easy access for Derby City Centre and further road links.

## Measurements & Details

**Reception Hallway:**

**Attractive Bay Fronted Lounge:** 13' 6" x 12' 5" (4.11m x 3.78m)

**Formal Dining Room:** 12' 6" x 12' 1" (3.81m x 3.68m)

**Conservatory:** 10' 9" x 10' 3" (3.27m x 3.12m)

**Fitted Kitchen:** 15' 6" x 9' 4" (4.72m x 2.84m)

**Optional Fourth Bedroom/Reception Room:** 13' 9" x 7' 6" (4.19m x 2.28m)

**First Floor Landing:**

**Double Bedroom One:** 14' 0" x 12' 6" (4.26m x 3.81m)

**Double Bedroom Two:** 11' 10" x 10' 5" (3.60m x 3.17m)

**Bedroom Three:** 8' 1" x 6' 4" (2.46m x 1.93m)

**Modern Bathroom:** 8' 2" x 7' 2" (2.49m x 2.18m)

**Outside:**

There is the benefit of off road parking for two/three vehicles to the front elevation. There is a pleasant, enclosed and established rear garden that enjoys a sunny aspect and which benefits from a paved patio area, shaped lawned area and pond. At the head of the garden is a good size summerhouse/garden shed.

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*A Moving Experience*

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