



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.

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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.

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You are NOT obliged to use our preferred partner services.

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.

45 Chaddesden Park Road, Chaddesden, DE21 6HE | Offers over **£399,950**

An early viewing is absolutely essential of this much improved, superbly appointed and presented family home having been extended to the rear elevation together with the benefit of an attic room which is used as a master bedroom with wet room.

- SUPERBLY APPOINTED AND EXTENDED FAMILY HOME
- COMTEMPORARY LIVING ACCOMMODATION
- EPC RATING C
- FOUR GOOD SIZE BEDROOMS
- FAMILY ROOM/GYM AND BAR/ENTERTAINMENT ROOM





Full Description

An early viewing is absolutely essential of this much improved, superbly appointed and presented family home having been extended to the rear elevation together with the benefit of an attic room which is used as a master bedroom with wet room. Set back from Chaddesden Park Road and offering versatile and deceptively spacious living accommodation arranged over three floors and with the accommodation being supplemented by gas fired central heating and UPVC double glazing.

The property briefly comprises:- reception hallway with feature tiled flooring, attractive bay fronted lounge with fitted shutters, exposed floor boards and feature fireplace. Superbly appointed, extended and spacious living/dining/refitted kitchen with a comprehensive range of integrated appliances, feature island and bi-folding doors to the rear garden, contemporary shower room, utility room and good size gym/family room. To the first floor are three bedrooms (two double) and family bathroom. To the second floor is a spacious master bedroom and modern wet room. Outside, a tarmac frontage provides ample off road parking together with a good size attached garage. There is enclosed rear garden with feature bar/entertainment room to the head of the garden.

Chaddesden Park Road is particularly well situated for Chaddesden and its range of amenities including shops, schools and transport links together with easy access for Derby City Centre and major road links. As previously mentioned, an early viewing is essential to be appreciated.

Measurements & Details

Reception Hallway:

Bay Fronted Lounge: 13' 5" x 12' 1" (4.09m x 3.68m)

Superbly appointed, extended and Spacious Living/Dining Kitchen: 22' 1" x 19' 8" (6.73m x 5.99m)

Utility Room: 9' 7" x 5' 3" (2.92m x 1.60m)

Stylish Shower Room: 9' 7" x 4' 9" (2.92m x 1.45m)

Gym/Family Room: 18' 8" x 9' 6" (5.69m x 2.89m)

First Floor Landing:

Double Bedroom Two: 11' 2" x 10' 9" (3.40m x 3.27m)

Double Bedroom Three: 12' 0" x 10' 6" (3.65m x 3.20m)

Bedroom Four: 8' 1" x 7' 2" (2.46m x 2.18m)

Refitted Family Bathroom: 7' 7" x 7' 4" (2.31m x 2.23m)

Second Floor:

Master Bedroom: 14' 1" x 12' 3" (4.29m x 3.73m) (18'7" maximum measurement)

Wet Room: 6' 6" x 5' 2" (1.98m x 1.57m)

Outside:

The property is set back from Chaddesden Park Road and offers ample off road parking. The driveway provides access to a:- GARAGE 17'3" x 8'8" with double doors, light and power. There is pedestrian access to the side elevation which leads to an enclosed rear garden which is laid mainly to lawn and having a full width paved patio.

Bar/Family Room: 28' 8" x 14' 5" (8.73m x 4.39m)

With light, power and fitted bar. There is also potential for a WC.

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A Moving Experience

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