



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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
 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.

27 Dorchester Avenue, Chaddesden, DE21 6JF | Offers over **£160,000 (Freehold)**

An opportunity to acquire this deceptively spacious, extended bay fronted semi detached home occupying a popular location and enjoying a pleasant rear garden, off road parking, two reception rooms and three bedrooms. Ideal for first time buyer or growing family and available for sale with no upward chain an early viewing is recommended.

- DECEPTIVELY SPACIOUS AND EXTENDED BAY FRONTED HOME
- TWO RECEPTION ROOMS
- EXTENDED 'L' SHAPED DINING KITCHEN
- EPC RATING D



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.

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Full Description

An opportunity to acquire this deceptively spacious, extended bay fronted semi detached home occupying a popular location and enjoying a pleasant rear garden, off road parking, two reception rooms and three bedrooms.

Ideal for first time buyer or growing family and available for sale with no upward chain, the property benefits from gas fired central heating, double glazing and briefly comprises:- entrance lobby, bay fronted lounge, separate dining/reception room with understairs storage cupboard, extended 'L' shaped dining kitchen, bathroom with two piece suite and access to a separate WC.

To the first floor are three bedrooms and cloakroom/WC. Outside, there is off road parking to the front elevation and a pleasant rear garden which enjoys a sunny aspect with two garden sheds, summerhouse and greenhouse.

Dorchester Avenue is well situated for Chaddesden and its range of amenities including shops, schools and transport links together with convenient access for Derby City Centre and further major road links including the A52, M1 motorway and A50 respectively. An early viewing is recommended.

Measurements & Details

Entrance Lobby:

Lounge: 14' 4" x 10' 3" (4.37m x 3.12m)

Dining/Sitting Room: 13' 8" x 8' 9" (4.16m x 2.66m) increasing to 10'6"

Extended 'L' Shaped Dining Kitchen: 18' 0" x 7' 6" (5.48m x 2.28m) plus 6'7" x 5'10"

Bathroom (with access to WC): 9' 4" x 5' 11" (2.84m x 1.80m)

First Floor Landing:

Double Bedroom One: 13' 9" x 10' 4" (4.19m x 3.15m) minimum measurement

Bedroom Two: 11' 8" x 7' 4" (3.55m x 2.23m)

Bedroom Three: 12' 8" x 6' 0" (3.86m x 1.83m)

Cloaks/WC:

Outside:

Off road parking is provided to the front elevation via double gates and incorporates a walled boundary. Potential for off road parking to the front elevation. There is gated access to the side elevation leading to the pleasant, enclosed and good size rear garden which enjoys a sunny aspect being mainly laid to lawn incorporating a paved patio area, shaped pond, two garden sheds and summerhouse.

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A Moving Experience

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