



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 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.

30 Sunny Grove, Chaddesden, DE21 6QN | Offers over **£250,000 (Freehold)**

An early viewing is recommended of this three/four bedroomed detached home occupying a sought after location set back from Sunny Grove. Available with no upward chain and having mature gardens, driveway and garage.

- WELL PROPORTIONED AND PRESENTED DETACHED HOME
- SOUGHT AFTER LOCATION
- THREE/FOUR BEDROOMS
- EPC RATING E
- MATURE GARDENS, DRIVEWAY AND GARAGE



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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 early viewing is recommended of this three/four bedroomed detached home occupying a sought after location set back from Sunny Grove. Available with no upward chain and having mature gardens, driveway and garage.

The property benefits from double glazing, gas central heating and a security alarm system and briefly comprises:- reception hallway, cloakroom/WC, lounge, bedroom three, dining room/optional fourth bedroom, kitchen and conservatory.

To the first floor are two double bedrooms and shower room. Outside, the property is set within a mature plot with gardens to front, side and rear elevations, driveway and garage.

Sunny Grove is well situated for Chaddesden and its range of amenities including shops, transport links, Cherry Tree school and Chaddesden Park together with excellent road links for Derby City Centre and major road links including the A52, M1 motorway, A50 and access for Nottingham East Midlands Airport.

Measurements & Details

'L' Shaped Reception Hallway:

Cloaks/WC:

Lounge: 17' 0" x 10' 10" (5.18m x 3.30m) maximum measurement

Dining Room/Optional Fourth Bedroom: 11' 10" x 9' 1" (3.60m x 2.77m)

Bedroom Three: 10' 0" x 8' 1" (3.05m x 2.46m) maximum measurement

Kitchen: 12' 1" x 9' 0" (3.68m x 2.74m)

Conservatory: 10' 11" x 7' 1" (3.32m x 2.16m)

First Floor Landing:

Double Bedroom One: 15' 1" x 12' 0" (4.59m x 3.65m)

Double Bedroom Two: 12' 0" x 10' 5" (3.65m x 3.17m)

Modern Shower Room: 6' 0" x 5' 0" (1.83m x 1.52m)

Outside:

The property occupies a popular location and set within mature gardens to the front side and rear elevations all of which are mainly to lawn with a selection of flowers and shrubs. A driveway to the side elevation provides off road parking and this leads to a GARAGE.



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A Moving Experience

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