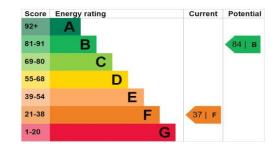


Hannells A Moving Experience









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

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.

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

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.

referral fee of £175 per completed transaction.

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



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 information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.





















30 Sunny Grove, Chaddesden, DE21 6QN

Offers over £250,000 (Freehold)

A Moving Experience







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.