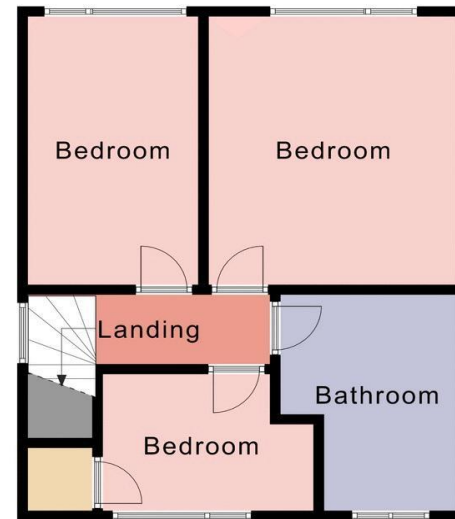


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		



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.

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 £185 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.

You are NOT obliged to use our preferred partner services.

640 Nottingham Road, Chaddesden, DE21 6SX | Offers over **£290,000 (Freehold)**

A particularly well presented and appointed detached home having been extended to the rear elevation to provide spacious living accommodation, ideal for the growing family. The property is set back from Nottingham Road and enjoys a mature and good size rear garden enjoying a south facing aspect.

- SUBSTANTIALLY EXTENDED AND WELL APPOINTED HOME
- VIEWING HIGHLY RECOMMENDED, NO UPWARD CHAIN
- SPACIOUS OPEN PLAN LIVING/SITTING/DINING ROOM
- EPC RATING D
- FREEHOLD, COUNCIL TAX BAND C





Full Description

The property benefits from gas fired central heating (via a combination central heating boiler, UPVC double glazing (the front and side windows have been replaced in 2021) and briefly comprises:- reception hallway with understairs storage cupboard, fitted kitchen with in-built oven and hob, integrated dishwasher and American style free standing fridge freezer and side entrance lobby with access to a cloakroom/WC.

Spacious open plan and extended living/sitting/dining room with patio doors to the rear garden and courtesy door through to an attached garage/workshop/home office/etc**. To the first floor the landing provides access to three good size bedrooms and modern family bathroom with a four piece suite. Outside, the property is set back from Nottingham Road and provides off road parking for two/three vehicles to the front elevation. There is an extensive and mature rear garden which enjoys a southerly aspect.

The property is well situated for both Spondon and Chaddesden respectively which offer a range of shops, schools and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport respectively.

Measurements & Details

Reception Hallway:

Extended open Plan Living/Sitting/Dining Room:

Living/Dining Area: 22' 1" x 11' 6" (6.73m x 3.50m)

Sitting Room Area: 17' 9" x 7' 5" (5.41m x 2.26m)

Fitted Kitchen: 10' 5" x 7' 5" (3.17m x 2.26m)

Side Entrance Lobby/Utility:

Cloakroom/WC:

First Floor Landing:

Double Bedroom One: 13' 0" x 11' 4" (3.96m x 3.45m)

Double Bedroom Two: 13' 0" x 7' 9" (3.96m x 2.36m)

Bedroom Three: 8' 4" x 6' 7" (2.54m x 2.01m) plus recessed area

Modern Family Bathroom with Four Piece Suite: 10' 5" x 8' 1" (3.17m x 2.46m)

Outside:

Off road parking is provided to the front elevation for two/three vehicles. There is an ATTACHED DOUBLE TANDEM GARAGE (34' x 7'7) with replacement UPVC double glazed doors, light, power and courtesy door to the internal accommodation and further door to the rear garden

There is an extensive, mature and good size rear garden having a paved patio area with lawned garden beyond having mature hedgerows, shrubs and trees. Summerhouse and cold water tap. There is an archway through to a further garden area to the head of the garden.

Please Note:

The windows to the front and side elevations were replaced in 2021. The UPVC double doors to the garage were also replaced in 2021. The consumer unit has also been recently replaced.

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(Freehold)

A Moving Experience