

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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.

Viewing 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 between £225 - £250 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.

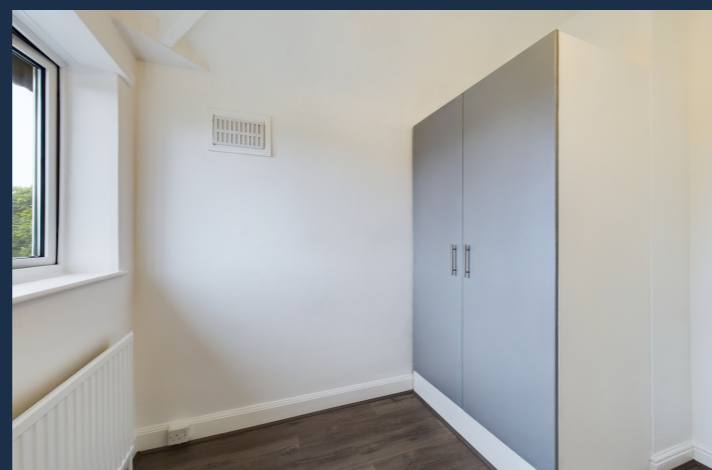
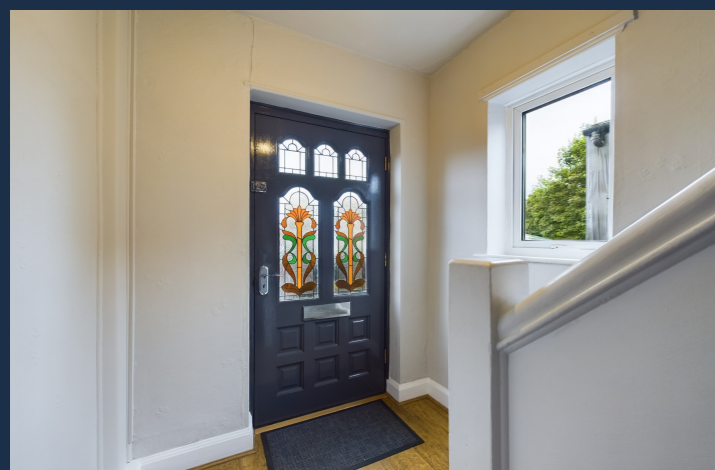
You are NOT obliged to use our preferred partner services.

17 Wiltshire Road, Chaddesden, DE21 6EY | Asking Price £240,000

Located in the sought-after area of Chaddesden and offered for sale with no upward chain, this spacious and well-presented four-bedroom semi-detached home offers a generous lounge, separate dining room opening to a fitted dining kitchen, modern fitted ground floor bathroom and four first floor bedrooms. With a generous driveway and enclosed garden, it must be viewed!

- Spacious Four Semi-Detached Home, No Upward Chain
- Freehold/Standard Construction
- EPC Rating C/Council Tax Band A
- Driveway Parking





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Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall with feature laminate flooring; spacious lounge with feature central fireplace and bay window; separate dining room opening to the open plan kitchen diner with French doors opening to the rear elevation; ground floor bathroom; first floor landing and four well-proportioned first floor bedrooms.

To the front of the property is a generous landscaped fore-garden alongside a driveway providing ample off-road parking and having gated access to the rear. To the rear is an enclosed garden with patio seating area, lawn and fenced boundaries.

The property occupies a popular location close to Chaddesden and its range of shops, schools, and transport links together with easy access for Derby City centre and further road links including the A52, M1 motorway and A50 respectively. As previously mentioned, an early viewing is essential to be appreciated.

Room Measurements & Details:

Entrance Hall: (18'0" x 5'7") 5.49 x 1.70

Lounge: (15'0" x 11'6") 4.57 x 3.51

Dining Room: (9'0" x 9'6") 2.74 x 2.90

Dining Kitchen: (10'0" x 16'8") 3.05 x 5.08

Bathroom: (5'0" x 6'0") 1.52 x 1.83

First Floor Landing: (6'0" x 5'1") 1.83 x 1.55

Bedroom One: (11'0" x 9'9") 3.35 x 2.97

Bedroom Two: (11'0" x 9'1") 3.35 x 2.77

Bedroom Three: (8'0" x 8'0") 2.44 x 2.44

Bedroom Four: (8'0" x 7'3") 2.44 x 2.21

Outside:

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Freehold

A Moving Experience...