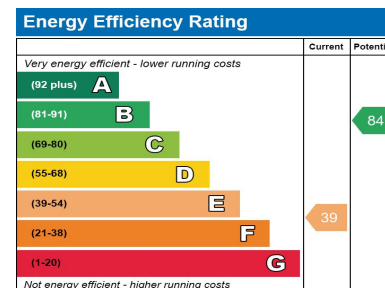


## Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property



## 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.

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.

## Meadow Lane, Chaddesden, DE21 6PW | Asking Price £325,000 Freehold

This impressive detached residence has been subject to a comprehensive programme of modernisation and improvement, resulting in a stylish and well-balanced living space ideal for families or professionals alike. The property offers three generously sized bedrooms, lounge, refitted dining kitchen and a viewing is highly recommended!

- Impressive Detached Residence Which Has Been Subject To A Comprehensive Range of Improvement
- Stylish & Well Balance Living Accommodation
- Three Generous Size Bedrooms
- EPC Rating E, Standard Construction







### Full Description:

This impressive detached residence has been subject to a comprehensive programme of modernisation and improvement, resulting in a stylish and well-balanced living space ideal for families or professionals alike. The property offers three generously sized bedrooms, lounge, refitted dining kitchen and a viewing is highly recommended!

The accommodation is supplemented by gas fired central heating, replacement UPVC double glazing (including fitted bi-folding doors), UPVC soffits and fascias and also has the benefit of being rewired and briefly comprises:- reception hallway, spacious lounge and refitted dining kitchen with integrated appliances and bi-folding doors to the rear garden.

To the first floor the landing provides access to three good size bedrooms and refitted bathroom.

Outside, there are gardens to both front and rear elevations together with a driveway and garage.

**Spacious Entrance Hallway:** (11'6" x 6'11") 3.51 x 2.11

**Living Room:** (12'0" x 15'7") 3.66 x 4.75

**Dining Kitchen:** (22'11" x 10'5") 6.98 x 3.17

**First Floor Landing:** (5'8" x 5'11") 1.73 x 1.80

**Lobby/Dressing Area Into Bedroom One:**

**Bedroom One:** (20'3" x 10'2") 6.17 x 3.10

**Bedroom Two:** (14'10" x 7'8") 4.52 x 2.34

**Bedroom Three:** (8'2" x 9'2") 2.49 x 2.79

**Bathroom:** (5'6" x 9'0") 1.68 x 2.74

### Outside:

The property is set back from Meadow Lane and benefits from a mature garden to the front elevation with a selection of shrubs.

A driveway provides off-road parking and this provides access to a GARAGE with up and over door, light and power.

There is pedestrian access to both side elevation which leads to the enclosed rear garden being mostly gravelled for ease of maintenance.

### PLEASE NOTE:

The EPC was done prior to the renovations on the property.

Meadow Lane, Chaddesden, DE21 6PW | Asking Price £325,000 Freehold

A Moving Experience...