



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.

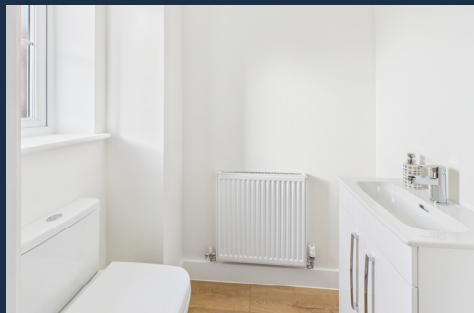
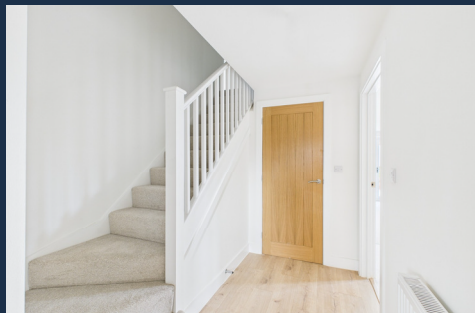


Plot 8 Olive Grove, Chaddesden, DE21 6SR | Freehold

Olive Grove is an exclusive development of prestigious two, three and four bedroom homes situated in a private setting at the end of Olive Grove, Chaddesden.

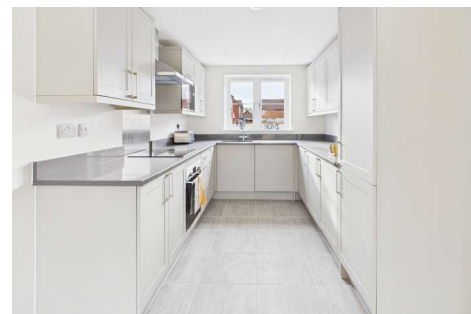
- Detached Four Bedroom Family Home
- Professionally Design Open Plan Living/Dining Kitchen With Integrated Appliance
- En-Suite Shower Room, Family Bathroom, Cloaks/WC
- EPC Rating TBC, Brick Construction
- Council Tax Band TBC, Freehold





Plot 8 Olive Grove, Chaddesden, DE21 6SR | Freehold

A Moving Experience...



Full Description:

Discover the perfect blend of style and comfort in this beautiful detached four-bedroom family home. Designed for modern living, it boasts a professionally planned open-plan kitchen, dining, and living area, complete with high-quality integrated appliances. Enjoy the convenience of an en-suite shower room, a stylish family bathroom, and a practical cloakroom/WC. This home comes with peace of mind thanks to a 10-year ICW warranty, and features energy-efficient gas central heating, double-glazed Pilkington SN UPVC windows (or similar), solar panels, and an EV charging point. Outside, benefits from off-road parking and a garage.

Perfectly placed, Olive Grove is close to all the amenities and facilities provided by the suburb of Chaddesden including supermarkets, pubs, vets and healthcare. The area is also supported by several primary schools and a secondary school and a college. Chaddesden Park is close by with children's play facilities, football and cricket. There is also easy access to Pride Park which includes the Wyvern Retail Park, health and fitness facilities and is the home of Derby County Football Club at Pride Park Stadium. Derby city centre with its many retail outlets and a variety of pubs and restaurants is only 3 miles away by bus or car. Transport links include the A52 to Nottingham leading to J25 of the M1 and Derby city centre gives access to the A38 providing links to Burton on Trent to the south and Derbyshire Peak District to the north.

Room Measurements & Details:

Entrance Hall:

Cloaks/WC:

Open Plan Living / Dining / Kitchen:

Living Area: (16'1" x 12'11") 4.90 x 3.93

Kitchen / Dining: (17'3" x 8'6") 5.26 x 2.60

First Floor Landing: () x ()

Bedroom One: (14'6" x 9'1") 4.43 x 2.78

Bedroom Two: (13'7" x 9'5") 4.13 x 2.88

Bedroom Three: (10'1" x 9'3") 3.08 x 2.82

Bedroom Four: (10'0" x 6'7") 3.04 x 2.00

Family Bathroom:

Outside:

There is a driveway providing off-road parking and provides access to a GARAGE with up and over door, light and power.

There is a good size rear garden being laid mainly to lawn.