



## 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.

## 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.

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**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.

## Field Lane, Chaddesden, DE21 4NG

This traditional semi-detached home is offered to the market with no upward chain and occupies a popular location close to local amenities. Being ideal for a growing family or first-time buyer, it boasts a bay-front lounge, dining kitchen and south-facing rear garden and viewing is recommended.

- Traditional Three Bedroomed Bay-Fronted Semi-Detached Home
- South-Facing Rear Garden
- EPC Rating D, Standard Construction
- Freehold, Council Tax Band A



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.



## Full Description:

This traditional semi-detached home is offered to the market with no upward chain and occupies a popular location close to local amenities. Being ideal for a growing family or first-time buyer, it boasts a bay-fronted lounge, dining kitchen and south-facing rear garden and viewing is recommended.

In brief, the double-glazed and centrally heated accommodation comprises an entrance hallway, a bay-fronted lounge, open-plan dining kitchen and a good size garden room.

To the first floor, there are three bedrooms along with a family bathroom with a three piece suite.

Outside, the property benefits from a gravelled frontage. To the rear is a generous, private, and enclosed garden with gated pedestrian access to the side—perfect for families, gardening enthusiasts, or those who enjoy outdoor relaxation.

## Room Measurements & Details:

**Entrance Hallway:** (4'0" x 4'0") 1.22 x 1.22

**Lounge:** (11'11" x 10'8") 3.63 x 3.25

**Dining Kitchen:** (15'3" x 10'2") 4.65 x 3.10

**Sun Room:** (14'7" x 9'4") 4.44 x 2.84

**Landing:** (6'4" x 3'0") 1.93 x 0.91

**Bedroom:** (10'4" x 9'0") 3.15 x 2.74

**Bedroom:** (10'2" x 9'0") 3.10 x 2.74

**Bedroom:** (6'6" x 5'10") 1.98 x 1.78

**Bathroom:** (7'3" x 5'9") 2.21 x 1.75

## Outside:

There is a gravelled frontage with gated access to the side elevation which leads to an enclosed and good-size rear garden which enjoys a south-facing aspect.

## 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.

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