Hannells A Moving Experience



Viewings Strictly By Appointment Only

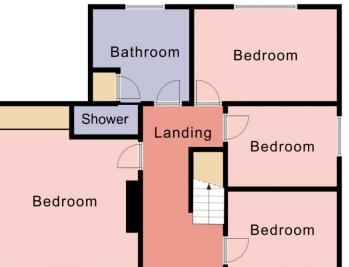
We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £175 per completed transaction.

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.

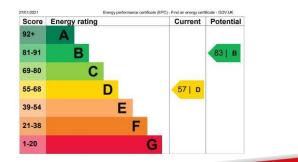
We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

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.



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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.



Brookfield, 49 Morley Road, Chaddesden, DE21 4QU | £425,000 (Freehold)

An rare opportunity to acquire this most attractive detached residence with part of the original property dating back to circa late 1700's. Set back from Morley Road and set within extensive and mature gardens to both front and rear elevations and having a driveway providing off road parking for a number of vehicles together with a brick garage.

- MOST ATTRACTIVE CHARACTER PROPERTY
- ORIGINALLY DATING BACK TO CIRCA LATE 1700'S •
- SET BACK FROM MORLEY ROAD WITH EXTENSIVE GARDEN
- EARLY VIEWING ABSOLUTELY ESSENTIAL
- EPC RATING D

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.

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Full Description

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This particularly well appointed and presented home offers well proportioned accommodation which is supplemented by gas fired central heating, UPVC double glazing and a security alarm system and briefly comprises:- entrance porch, reception hallway, attractive lounge with open fire and double doors providing access to a conservatory with feature glass roof. There is a spacious formal dining room, good size kitchen with integrated oven and hob, utility room and cloakroom/WC. To the first floor a feature balcony landing provides access to four well proportioned bedrooms and family bathroom with a four piece suite. Outside, as previously mentioned there are mature gardens extending to both front and rear elevations together with off road parking for a number of vehicles together with a detached garage.

Morley Road is an established and sought after location close to Chaddesden Park, Leesbrook and Cavendish Close schools, shops and transport links together with excellent road links for Derby City Centre access to major road links including the A52, M1 motorway A50 and A38 respectively. An early viewing is absolutely essential to be appreciated.

Measurements & Details

Entrance Porch: Reception Hallway: Cloaks/WC: 5' 8" x 3' 1" (1.73m x 0.94m) Lounge: 15' 0" x 14' 0" (4.57m x 4.26m) Dining Room: 15' 0" x 10' 7" (4.57m x 3.22m) Fitted Kitchen: 15' 4" x 8' 9" (4.67m x 2.66m) Utility Room: 9' 7" x 4' 5" (2.92m x 1.35m) Conservatory: 12' 10" x 8' 8" (3.91m x 2.64m) **Balcony Landing:** Bedroom One: 14' 1" x 13' 3" (4.29m x 4.04m) maximum measurement Bedroom Two: 13' 9" x 8' 8" (4.19m x 2.64m) Bedroom Three: 10' 7" x 7' 4" (3.22m x 2.23m) Bedroom Four: 10' 7" x 7' 9" (3.22m x 2.36m) Family Bathroom with four piece suite: 9' 2" x 8' 7" (2.79m x 2.61m)

Outside:

The property is set back from Morley Road and is approached via a driveway providing extensive off road parking for a number of vehicles together with turning space. The driveway provides access to the detached garage. There is a pleasant, mature and good size rear garden having shaped lawned areas, mature shrubs and trees, block paved patio area, various gravelled areas, greenhouse and garden shed. Cold water tap.