



27/01/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.

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Viewings Strictly By Appointment Only

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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 GARDENS
- EARLY VIEWING ABSOLUTELY ESSENTIAL
- EPC RATING D





Full Description

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.

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.

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A Moving Experience

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