

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
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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 E: chaddesden@hannells.co.uk
 T: 01332 281400

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.

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You are NOT obliged to use our preferred partner services.

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.

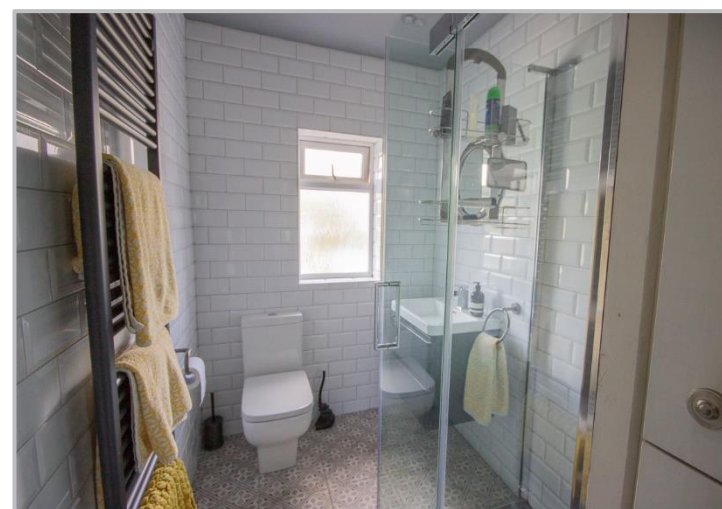
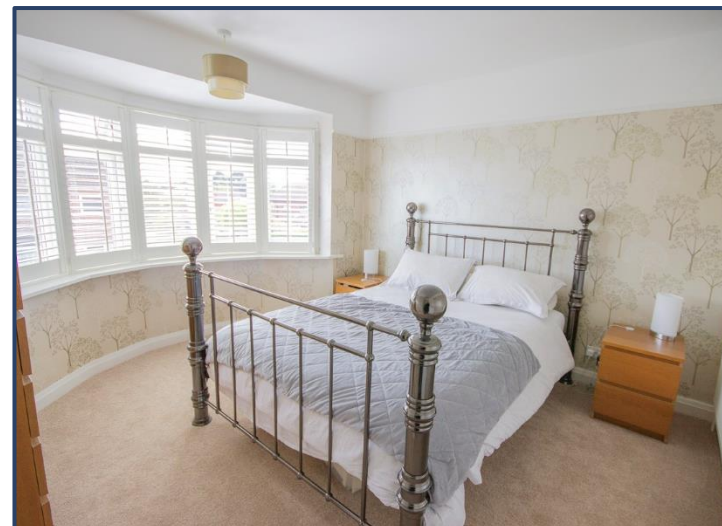
38 Arridge Road, Chaddesden, DE21 6HQ | Offers around **£230,000 (Freehold)**

This superbly appointed, much improved and bay fronted home offers extended accommodation to the ground floor and early viewing is absolutely essential to be appreciated. The accommodation is supplemented by gas fired central heating via a Worcester combination boiler and re-roofed in 2019.

- SUPERBLY APPOINTED AND MUCH IMPROVED HOME
- EARLY VIEWING ABSOLUTELY ESSENTIAL
- CONTEMPORARY AND EXTENDED OPEN PLAN LIVING/DINING KITCHEN
- LARGER THAN AVERAGE ESTABLISHED REAR GARDEN
- 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.



Full Description

This superbly appointed, much improved and bay fronted home offers extended accommodation to the ground floor and early viewing is absolutely essential to be appreciated. Occupying a popular residential location just off Chaddesden Park Road and benefits from particularly well presented accommodation being ideal for the growing family.

The accommodation is supplemented by gas fired central heating via a Worcester combination boiler (fitted in 2020) and re-roofed in 2019 and the briefly comprises:- entrance porch, reception hallway, attractive bay fronted lounge with feature log burning fire and fitted shutters to the bay window and extended open plan contemporary and spacious living/dining kitchen with integrated appliances, feature wood burning stove and French doors to the rear garden.

To the first floor are three bedrooms (two double) and stylish shower room with a three piece suite. Outside, there is a paved frontage and driveway providing off road parking for two/three vehicles and gated access to the side elevation leads to a good size detached garage. There is an attractive, extensive and mature rear garden, ideal for entertaining having a full width paved patio and decked area with a good size lawned garden beyond.

Arridge Road lies between Reginald Road South and Chaddesden Park Road and is well situated for Chaddesden and its range of amenities including shops, schools and transport links together with convenient access for Derby City Centre and major road links including the A52, M1 motorway and the A50 respectively. As previously mentioned, an early viewing is highly recommended.

Measurements & Details

Entrance Porch:

Reception Hallway:

Attractive Bay Fronted Lounge: 12' 7" x 11' 3" (3.83m x 3.43m)

Superbly Appointed Refitted and Extended Dining/Living Kitchen: 19' 0" x 15' 9" (5.79m x 4.80m)

First Floor Landing:

Double Bedroom One: 12' 8" x 11' 3" (3.86m x 3.43m)

Double Bedroom Two: 10' 4" x 8' 6" (3.15m x 2.59m)

Bedroom Three: 8' 2" x 7' 0" (2.49m x 2.13m)

Contemporary Refitted Shower Room: 8' 6" x 5' 1" (2.59m x 1.55m)

Outside:

There is a paved driveway/frontage providing off road parking for two/three vehicles. Gated access to the side elevation leads to a GARAGE 23'2" x 10'1" with up and over door, light and power. There is a particularly pleasant and good size rear garden, ideal for entertaining and enjoys a degree of privacy and has recently been landscaped to provide a full width paved patio area, decked seating/patio area. Beyond the decked area is an extensive lawned area.

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A Moving Experience

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