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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Waterford Drive, Chaddesden, DE21 6TH **£185,000**



FEATURES:

- THREE BEDROOM MID-TERRACE HOME
- SPACIOUS LOUNGE-DINER WITH PATIO DOORS
- KITCHEN WITH GARDEN ACCESS
- BATHROOM WITH SHOWER OVER BATH
- PRIVATE REAR GARDEN
- BRICK BUILT OUTHOUSE FOR STORAGE
- COMMUNAL PARKING AREA
- NO UPWARD CHAIN
- IDEAL FOR INVESTOR OR FIRST TIME BUYERS
- NEAR SCHOOLS AND AMENITIES

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hall

Welcoming entrance with laminated flooring, radiator, stairs to the first floor, and door leading into the kitchen.

Kitchen

2.82 m x 2.76 m (9'3" x 9'1")

Fitted with brown wall and base units and marble-effect roll-top work surfaces. Includes an oven, hob, and extractor fan, a single sink with mixer tap, and plumbing for a washing machine. Laminated flooring, window, and door opening out to the garden. Door through to the lounge diner.

Dining Area

2.86 m x 2.83 m (9'5" x 9'3")

Bright and open with laminated flooring, radiator, and sliding patio doors leading to the patio area of the rear garden. Walkway through to the lounge.

Lounge

3.86 m x 4.09 m (12'8" x 13'5")

A spacious living area with a front-facing window, radiator, and laminated flooring.

First Floor Landing

Carpeted with loft access and a handy storage cupboard. Doors lead to all three bedrooms and the bathroom.

Bathroom

Finished with lino tiles and tiled walls, WC, wash basin, bath with shower over, and window to the rear.

Bedroom One

3.61 m x 3.27 m (11'10" x 10'9")

Good-sized double with carpet, window to the front, radiator, and cupboard housing the boiler.

Bedroom Two

3.20 m x 2.86 m (10'6" x 9'5")

Double bedroom with window to the rear, fitted wardrobe, carpet, and radiator.

Bedroom Three

2.70 m x 2.41 m (8'10" x 7'11")

Single bedroom with window to the front, carpet, and radiator.

Outside

To the front, a small grassed garden with hedging provides privacy and a path leading to the front door.

To the rear, a courtyard and patio area with a wooden pergola, brick-built outhouse, and steps up to a lawn with mature shrubs and a further patio area. A gate at the bottom of the garden gives access to a communal parking area.

GROUND FLOOR

1ST FLOOR



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