

# 3 Bed House - Detached

Price £239,950

 Lewiston Road, Chaddesden, Derby, DE21 6WH



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Sited within the renowned Cherry Tree Hill Infant / Junior School and West Park Senior School, standing on a larger than average south easterly facing plot in this highly popular locality is this delightful well cared for modern detached family home, brought to the market for the very first time with potential to further improve / extend (Subject to local authority planning consents). This light and spacious property is tastefully decorated throughout with newly laid carpets and benefits from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, sitting room, dining kitchen with utility area and conservatory off. On the first floor a landing leads to three bedrooms and luxury high specification shower room. Outside is a driveway, sizeable detached garage and well tended gardens. The property also offers close links to the A52 / M1. Freehold. Council tax band B. Energy rating D.

## Reception Hall



Having UPVC opaque double glazed entrance door with matching side lights, wood grain effect vinyl floor, radiator and staircase to first floor.

## Guest's Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs, contrasting wood grain effect vinyl floor and UPVC opaque double glazed window to side aspect.



## Dining Kitchen 17'11" x 11'2" (5.48 x 3.41)



Together with a utility area measuring 2.30 x 2.10m. Having a range of oak shaker style fitted wall, base and drawer units with laminated working surfaces, inset black glass four ring ceramic hob with electric oven and grill, integrated larder fridge and dish washer, space and plumbing for automatic washing machine, inset acrylic sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting laminated wood effect floor, understairs storage, Worcester wall



## Sitting Room 14'1" x 10'6" maximum (4.31 x 3.21 maximum)



Having television and media connection points, radiator and feature UPVC double glazed bow window to front aspect.

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mounted gas boiler, coving to ceiling, radiator, UPVC double glazed window to rear aspect, UPVC opaque double glazed door to side aspect and double glazed sliding patio doors giving views and access over the sizeable mature landscaped rear garden.



## Conservatory 11'2" x 6'9" (3.41 x 2.06)



Having ceramic tiled floor, double wall light point, UPVC double glazed windows with French door giving views and access over the mature landscaped rear garden.

## Bedroom Two 12'1" x 7'6" (3.70 x 2.30)



Having radiator and UPVC double glazed window to rear aspect.

## Bedroom Three 11'0" x 5'6" (3.37 x 1.70)



Having television connection point, bulk head wardrobe, radiator and UPVC double glazed window to front aspect.



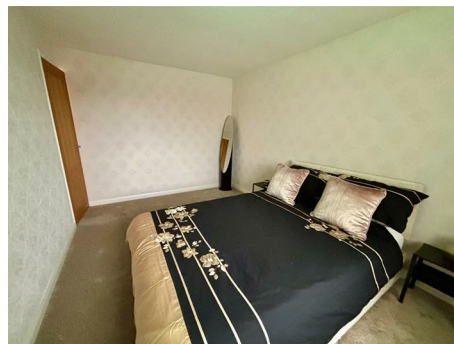
## First Floor Landing

With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) and large full height airing cupboard (housing the pre insulated cylinder).

## Principal Bedroom 14'0" x 9'0" (4.29 x 2.75)



Having BT and media connection points, large recessed walk in wardrobe, radiator and UPVC double glazed window to front aspect.



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## Luxury Shower Room



Having a three piece suite comprising; white concealed flush wc, recessed wash hand basin nestling into a handleless vanity unit together with a large wet area with feature fixed head mains fed drench shower with hand held shower attachment, glass shower screen, chrome heated towel rail, marble effect melamine panelled walls, ceiling extractor fan, LED down lighters and UPVC opaque double glazed window to side aspect. A particular feature of the shower room is the 'Vitra' remote control heated toilet seat with integrated bidet as well as an automated roller blind and bluetooth vanity mirror with LED back light.

## Outside



The property occupies a sizeable south easterly facing established corner plot, at this popular residential address address. To the front and side is an open plan lawned fore garden with established ornamental roses. An adjacent concrete driveway with wrought iron security gates gives car standing space for two cars and leads to the detached brick garage, measuring internally 4.60 x 2.86m, having feature up and over electronic motorised garage door, side window and supplied with power and light. The rear garden is enclosed by brick walling

together with close panelled fencing, laid to a shaped lawn with sizeable Cotswold style patio area, pathway, separate concrete sun terrace, established shrubs and trees, cold water tap, outside electric socket and garden lighting.



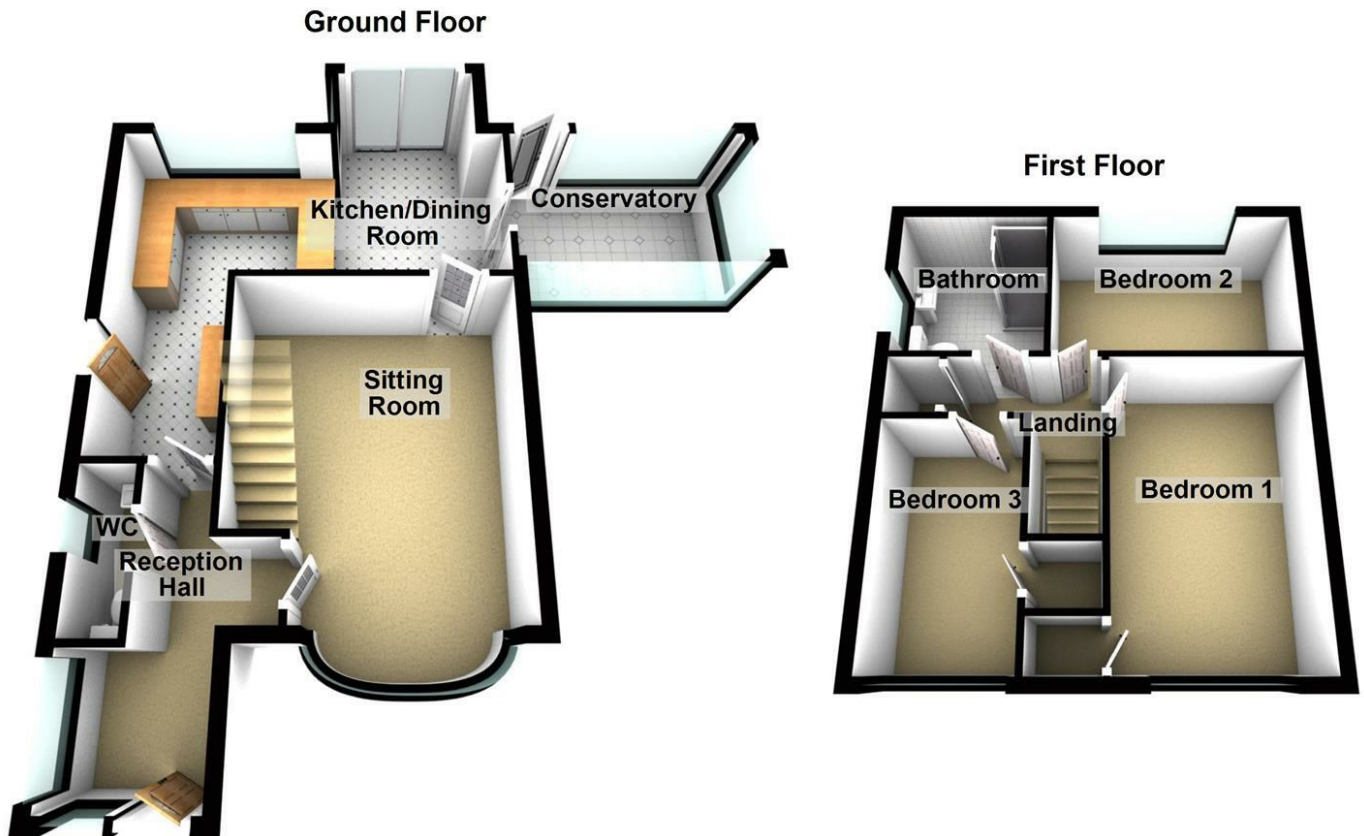
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	
Energy efficient - lower running costs	B		66
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

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