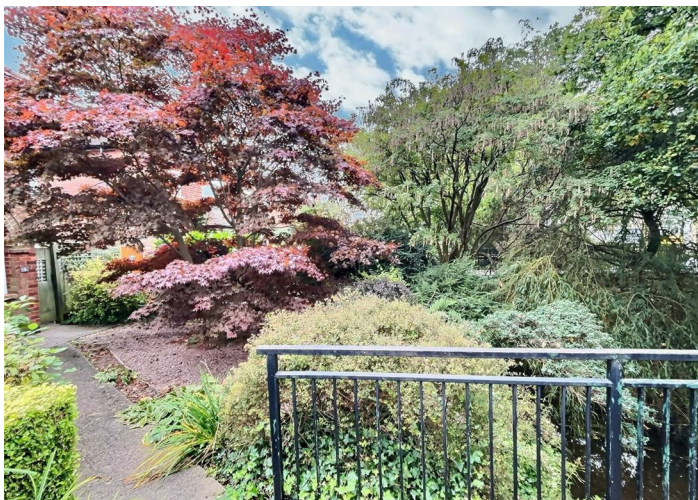


3 Bed House - Semi-Detached

Price £269,950

 Meadow Lane, Chaddesden, Derby, DE21 6PW



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BY PAD GROUP

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TAKE THE VIDEO TOUR! Occupying an idyllic rarely available location with car parking to rear via a private road, is this quite superb traditional semi detached family home requiring a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. This superb house is approached via a private walkway over the Chaddesden Brook and has been comprehensively extended and upgraded to provide a stunning light and spacious property benefiting from gas central heating together with UPVC double glazing. In brief; recessed entrance porch, reception hall, bay fronted sitting room, family / media room flowing through to the superior well equipped dining kitchen. On the first floor a landing leads to three bedrooms and bathroom with white three piece suite. Outside are landscaped gardens to both front and rear. The property is sold freehold. Council tax band B. Energy rating D.

Recessed Arched Entrance Porch

With original Minton tiled floor and double electric point, to:-

Reception Hall



Having composite and opaque double glazed entrance door with matching side and top lights, wood grain effect laminated floor, double radiator, understairs storage cupboard and staircase to first floor.



Guests Cloak Room/wc

Having modern white two piece suite

comprising; low centre flush wc and wash hand basin floating on a white high gloss vanity unit, vinyl floor and UPVC opaque double glazed window to side aspect.

Sitting Room 14'4" x 12'0" (4.38 x 3.68)



The focal point of the room being the feature original wooden fire surround with marble hearth and matching back plate, hologram effect living flame fire, picture rail, coving to ceiling, television connection point, radiator and UPVC double glazed square bay window to front aspect.



Dining Kitchen and Family Area



Dining Kitchen x 17'1" reducing to 6'5" (x 5.23 reducing to 1.98)



Having a full range of shaker style fitted wall, base and drawer units with laminated working surfaces incorporating a matching breakfast bar, under cupboard halogen down lighting, inset stainless steel sink top with side drainer, hot and cold tap, complimentary splash backs with contrasting wood grain effect floor,

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radiator, halogen down lighters to cathedral style ceiling, velux double glazed windows, integrated stainless steel five burner gas hob with matching electric oven, stainless steel splash back, extractor hood with down lighter, integrated larder fridge, freezer, dish washer and washing machine, UPVC double glazed French doors giving views and access over the private mature landscaped rear garden. An open arch leads to the:-



Family Aea 20'8" x 12'0" (6.3 x 3.67)



Having the original full height cloak display cupboard, the focal point of the room being the cast iron multi fuel burner on a raised slate hearth, wood grain effect laminate floor, double radiator, picture rail and television connection point.

First Floor Landing



With access to roof space (having pull down loft ladder, being part boarded and supplied with light) and UPVC double glazed window to side aspect.

Bedroom One 12'0" x 11'11" (3.68 x 3.65)



The focal point of the room being the original tiled fire surround with matching hearth, picture rail, radiator and UPVC double glazed window to front aspect.

Bedroom Two 12'0" x 12'0" (3.66 x 3.66)



Having a built in wardrobe and airing cupboard (housing the wall mounted

combination gas boiler), original tiled fire surround, radiator, picture rail and UPVC double glazed window to rear aspect.

Bedroom Three 7'0" x 6'10" (2.15 x 2.09)



Having radiator and UPVC double glazed window to front aspect.

Main Bathroom



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower, glass shower screen, complimentary ceramic tiled walls with contrasting wood grain effect vinyl floor, chrome heated towel rail, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

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Outside



The property occupies arguably one of the areas most sought after locations. To the front is a gravelled and shrubbed fore garden with delightful views over the brook. A wooden access gate and pathway in turn leads to the private mature landscaped rear garden, enclosed by close panelled fencing, together with a screen of well trimmed hedging, laid to a shaped lawn with full width patio area, deep filled mature shrubbed borders, cold water tap, garden and security lighting with gated rear access to a private lane and wooden access gates leading to a block paved car standing space.



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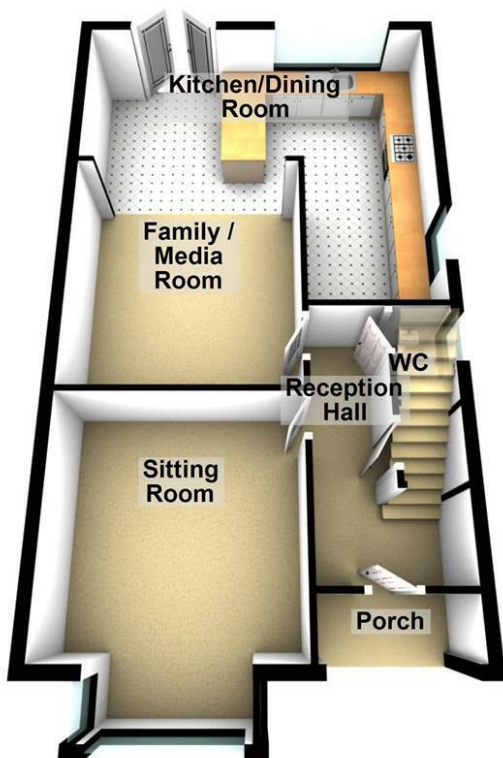
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		83
Decent energy efficiency - lower running costs	C		62
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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