

3 Bed House - Semi-Detached

Price £220,000

📍 Max Road, Chaddesden, Derby, DE21 4HA



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£220,000

📍 Max Road, Chaddesden, Derby, DE21 4HA

Occupying a sizeable mature plot and situated in this highly popular locality, is this thoughtfully improved and remodelled traditional semi detached family home benefitting from gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, light and spacious sitting room, well equipped dining kitchen, conservatory / utility. On the first floor a landing leads to three bedrooms and bathroom with four piece suite. Outside is a three car driveway leading to a large carport and garage (both having electronic motorised garage doors) together with mature gardens. The property is sold freehold. Council tax band B. Energy rating D.

Entrance Porch



Having UPVC double glazed windows with matching entrance door. An internal UPVC double glazed door leads to the:-

Reception Hall

With staircase to first floor.

Sitting Room 17'2" x 13'5" (5.25 x 4.09)



Having random dressed grit stone fire surround with gas fire, television and media connection points, radiator, understairs storage cupboard and UPVC double glazed Cant bay window to front aspect.



Dining Kitchen 16'4" x 10'2" (4.99 x 3.11)



Having a range of shaker style fitted wall, base and drawer units with laminated rolled edge working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, canopy extractor hood with down lighter, concealed dish washer, inset stainless steel sink top with side drainer, hot and cold mixer taps, complimentary ceramic tiled splash backs, ceiling halogen down lighters, radiator, wooden fire surround with gas fire, UPVC double glazed windows to both side and rear aspects and UPVC double glazed door to:-



Conservatory/Utility Room 10'9" x 5'7" (3.30 x 1.72)

Having wall mounted electric panel heater, space and plumbing for automatic washing machine, space for dryer, fitted wall and base cupboards, UPVC double glazed windows with matching door, giving views and access over the landscaped rear garden.

First Floor Landing

With access to roof space (having pull down loft ladder, the loft being boarded) and UPVC opaque double glazed window to side aspect.

Bedroom One 13'8" x 8'4" plus wardrobe depth (4.18 x 2.55 plus wardrobe depth)



Having a range of built in wardrobes, radiator and UPVC double glazed window to rear aspect.

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£220,000

📍 Max Road, Chaddesden, Derby, DE21 4HA

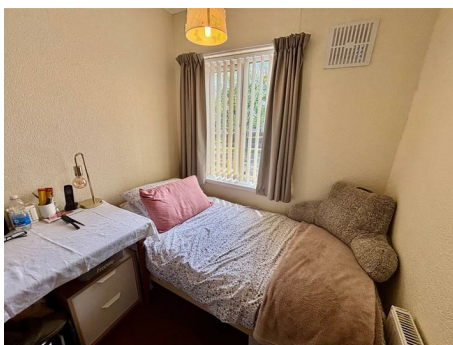
Bedroom Two 11'0" x 9'3" (3.36 x 2.83)



Having a range of built in wardrobes, radiator and UPVC double glazed window to front aspect.



Bedroom Three 7'11" x 6'10" (2.42 x 2.09)



Having radiator and UPVC double glazed window to front aspect.

Bathroom 10'0" x 5'6" (3.05 x 1.70)



Having a four piece suite comprising; concealed flush wc and wash hand basin nestling in a shaker style vanity unit, feature panelled spa bath with shower attachment and mixer tap over and walk in tiled shower cubicle with chrome mains fed shower, complimentary ceramic tiled walls with contrasting ceramic tiled floor, recessed airing cupboard (housing the wall mounted combination gas boiler), heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.



Outside



The property occupies a sizeable mature

, well-tended plot at this ever popular residential address. To the front is a random stone boundary wall leading to a block paved fore court offering four car parking and leading to the large car port, measuring 7.97 x 2.37m, having block paved flooring together with a feature motorised electronic roller shutter door. This in turn leads to the detached garage/workshop, measuring internally 5.16 x 2.82m, having electronic motorised roller shutter door, side personal door and supplied with power and light. The rear garden is landscaped, enclosed by close panelled fencing, laid to artificial lawns with a raised block paved patio area, shrubbed borders, outside cold water tap, electric point and three timber storage sheds.



Please Note.

For added security purposes a CCTV system has been installed.

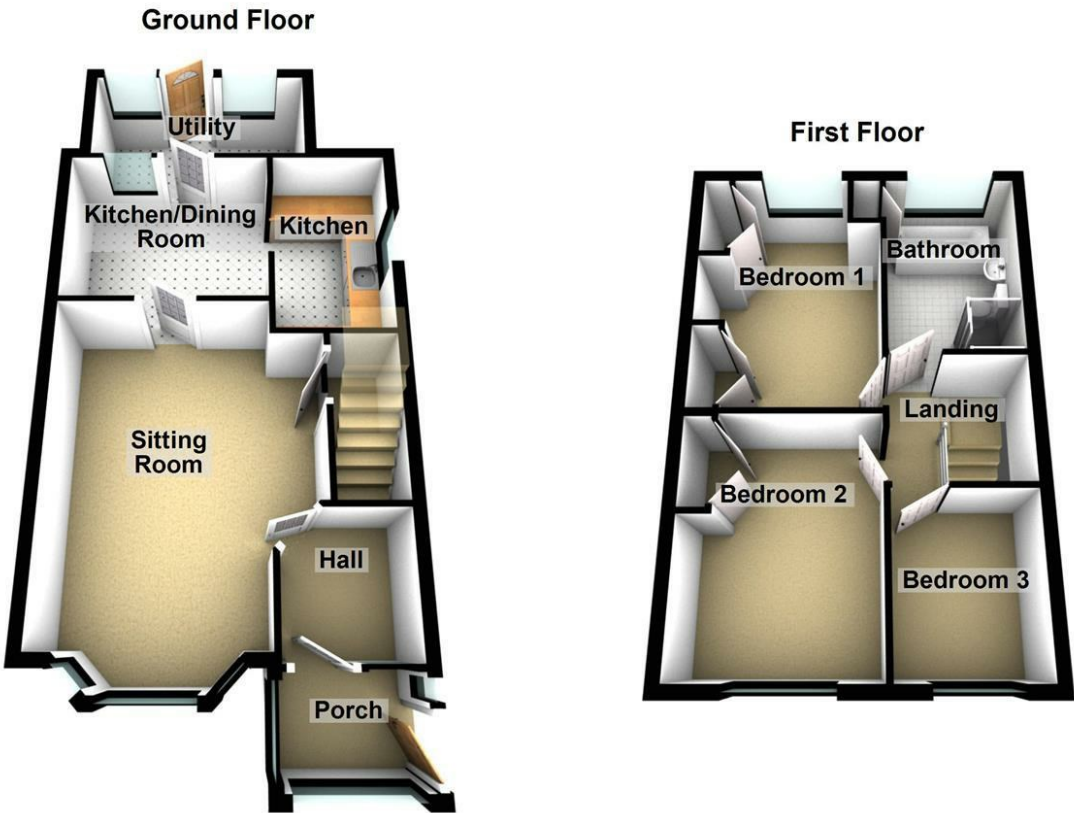
www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£220,000

Max Road, Chaddesden, Derby, DE21 4HA



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

