

2 Bed House - Semi-Detached

Price £199,950

Valley Road, Chaddesden, Derby, DE21 6QU



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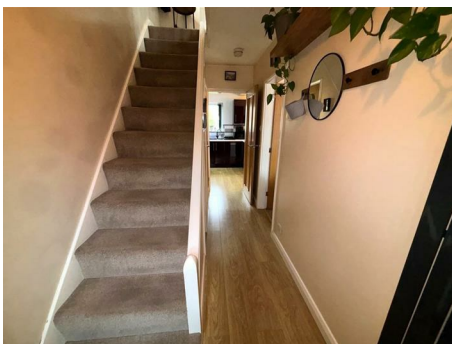
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Arguably the best example of its type. This delightful high specification traditional semi detached family home has been skilfully converted from a three bedroom property to provide two sizeable bedrooms and can easily be converted back if required. Gas centrally heated and UPVC double glazed throughout with tasteful decoration, this impressive house stands on a large mature landscaped plot within this popular locality. In brief; reception hall, guest's cloakroom / Wc, bay fronted sitting room, well equipped dining kitchen. On the first floor a landing leads to two double bedrooms and bathroom with modern white suite. Outside is ample parking and established gardens. The property is sold freehold. Council tax band B. Energy rating D.

Reception Hall



Having regency style UPVC opaque double glazed entrance door, wood grain effect laminate floor, understairs storage cupboard, feature powder coated contemporary style radiator and staircase to first floor.



Guests Cloak Room/WC

Having modern white two piece suite comprising; low centre flush wc and floating

corner wall mounted wash hand basin, radiator, wall mounted extractor fan and wood grain effect laminate floor.

Sitting Room 12'3" x 10'11" (3.75 x 3.34)



The focal point of the room being the feature contemporary style pebbled effect living flame fire, television and media connection points, radiator and cant bay window to front aspect.



Dining Kitchen 16'9" x 10'11" (5.12 x 3.33)



Having a full range of high gloss fitted wall, base and drawer units with laminated working surfaces together with a matching breakfast bar, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting wood grain effect laminate floor, LED down lighters, black glass four ring induction hob with electric fan assisted double oven and grill, canopy extractor hood with down lighter, wall mounted gas boiler, space for fridge freezer, perpendicular radiator and UPVC double glazed window with adjacent French doors giving views and access over the large landscaped rear garden.

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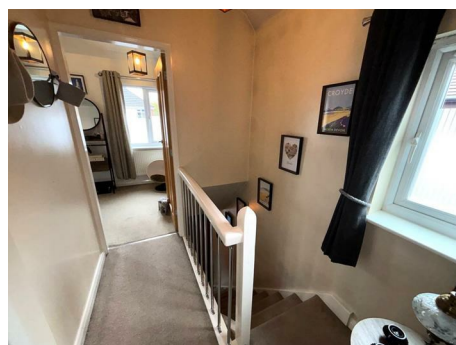
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First Floor Landing



Having turned spindle balustrade and UPVC double glazed window to side aspect.

Principal Bedroom 16'4" x 10'10" maximum (4.99 x 3.32 maximum)



Having access to roof space (via a pull down loft ladder, the loft being boarded and supplied with light), two radiators and two UPVC double glazed windows to front aspect (this was previously two bedrooms and can easily be reverted back).



Bedroom Two 10'11" x 10'7" (3.33 x 3.23)



Having radiator and UPVC double glazed window to rear aspect.



Bathroom



Having modern white three piece suite comprising; low centre flush wc, wash hand basin nestling on a white high gloss vanity unit and deep double ended panelled bath with Mira mains fed shower over, glass shower screen, complimentary ceramic part

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tiled walls with contrasting vinyl floor, chrome heated towel rail, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies an extensive landscaped plot at this popular residential address. To the front is a low boundary wall with block paved fore court and driveway giving car standing space for two cars, with twin wooden access gates leading to further car standing. This in turn leads to a concrete area providing garage space (subject to local authority planning consent). The rear garden is enclosed by close panelled fencing, laid to a large timber decked area with gravelled sun terrace, the rest being laid to lawn with gravelled borders. To the side is a cold water tap together with garden lighting,



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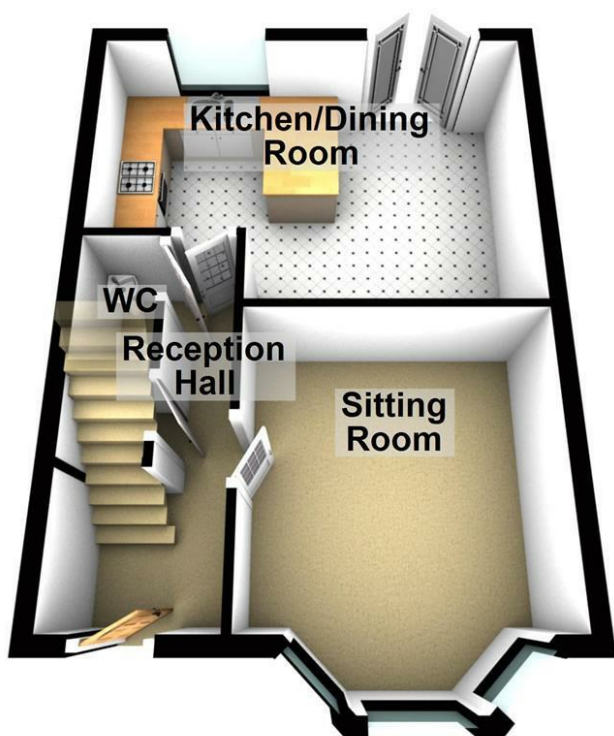
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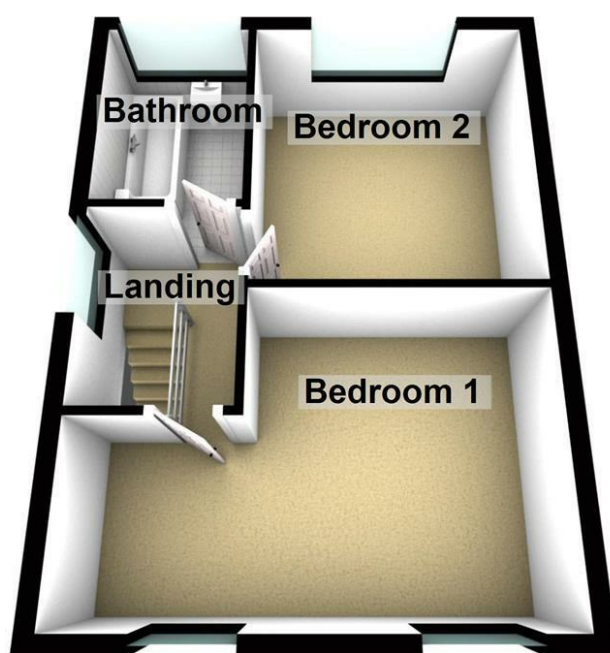
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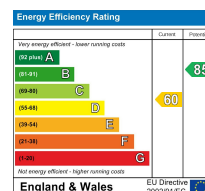
Ground Floor



First Floor



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