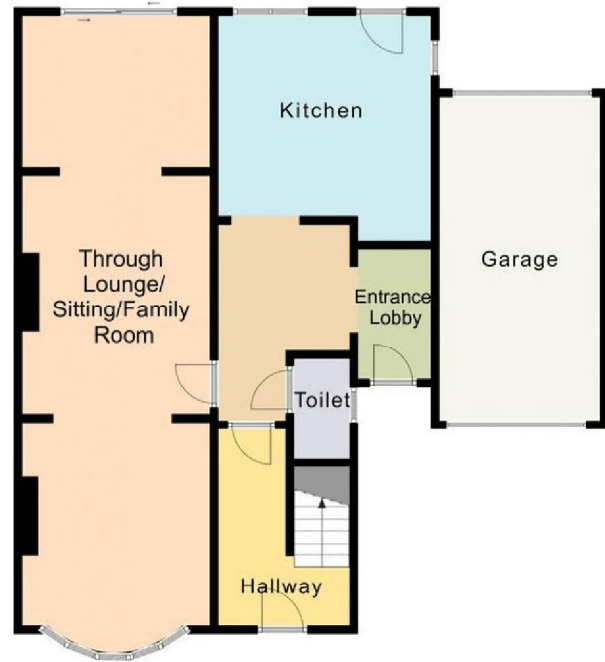




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

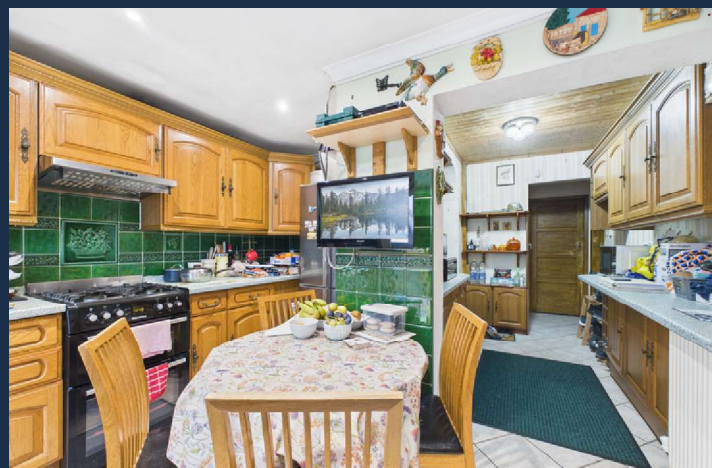
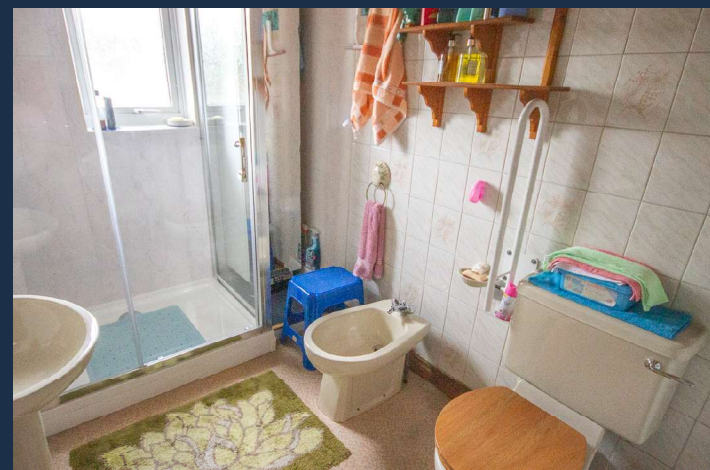
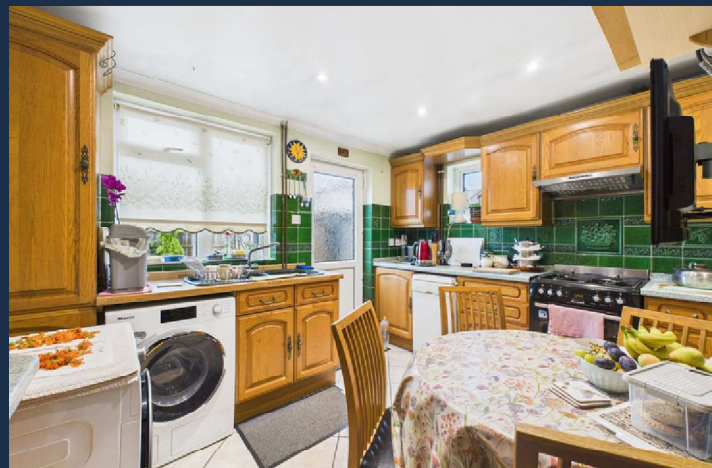
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Clinton Street, Chaddesden, DE21 6DH | Freehold

A substantially extended, traditional bay-fronted, semi-detached home close to Derby City Centre with offering spacious living accommodation. The property features a gated block paved driveway, garage, four bedrooms, and master with an en-suite!

- Substantially Extended & Spacious Semi-Detached Home
- Four Bedrooms, (Three Double) & Master En-Suite
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold
- Extended Dining Kitchen, Cloaks/WC





Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating (via a combination central heating boiler), double glazing and the accommodation briefly comprises:- reception hallway, inner lobby, cloakroom/WC, extended dining kitchen, spacious through lounge/sitting/family room and additional entrance lobby. To the first floor the landing provides access to four bedrooms (three double), master bedroom having an en-suite bathroom and separate shower room.

Clinton Street is well situated for both Derby City Centre and Chaddesden respectively which offer a range of shops, schools and transport links together with excellent road links for the A52 and A38 respectively.

Room Measurements & Details:

Reception Hallway Leading To Inner Lobby: () Cloaks/WC:

Extended Dining Kitchen: (12'9" x 11'5") 3.89 x 3.48

Spacious Through Lounge/Sitting/Family Room: (37'5" x 10'7") 11.40 x 3.23

First Floor Landing:

Bedroom One: (13'4" x 9'3") 4.06 x 2.82

En-Suite Bathroom: (13'9" x 4'1") 4.19 x 1.24

Bedroom Two: (13'5" x 9'8") 4.09 x 2.95

Bedroom Three: (14'3" x 9'7") 4.34 x 2.92

Bedroom Four: (7'10" x 6'9") 2.39 x 2.06

Shower Room: (9'5" x 5'9") 2.87 x 1.75

Outside:

There are gardens to both front and rear elevations, the front incorporates a block paved driveway providing off-road parking and this in-turn leads to a GARAGE 18'2" x 9'1" with electric roller door, light and power.

There is enclosed garden to the rear arranged for ease of maintenance being mostly paved with two garden sheds with light and power and cold water tap.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.