



Approximate total area*

412 sq ft

48.3 sq m

*Following dimensions are

Approximate dimensions only

Dimensions are for information only

They do not constitute an offer for sale

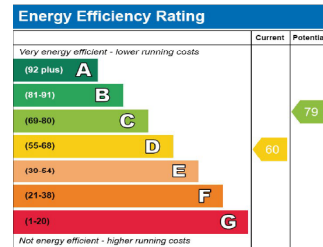
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Approximate total area*

688 sq ft

79.3 sq m



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.

38 Arridge Road, Chaddesden, DE21 6HQ | Asking Price £250,000 Freehold

This well-appointed, bay-fronted home offers extended ground-floor accommodation. The property benefits from a contemporary, spacious open-plan living/dining kitchen with integrated appliances and a feature wood-burning stove, as well as an extensive rear garden and off-road parking for two to three vehicles.

- Well- Presented Bay-Front Semi-Detached Home
- Extended To Rear Elevation To Provide Open Plan Living/Dining Kitchen
- Larger Than Average Garden, Parking And Garage
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold



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.

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Full Description:

This well-appointed, bay-fronted home offers extended ground-floor accommodation, and an early viewing is essential to fully appreciate it. The property benefits from a contemporary, spacious open-plan living/dining kitchen with integrated appliances and a feature wood-burning stove, as well as an extensive rear garden and off-road parking for two to three vehicles. Occupying a popular residential location just off Chaddesden Park Road, the property offers particularly well-presented accommodation and is ideal for the growing family.

The accommodation is supplemented by gas fired central heating via a Worcester combination boiler (fitted in 2020) and re-roofed in 2019 and briefly comprises:- entrance porch, reception hallway, attractive bay-fronted lounge with feature log burning fire and fitted shutters to the window and extended open plan contemporary and spacious living/dining kitchen with integrated appliances, feature wood burning stove and French doors to the rear garden.

To the first floor are three bedrooms (two double) and stylish shower room with a three piece suite.

Outside, there is a paved frontage and driveway providing off-road parking for two/three vehicles and gated access to the side elevation leads to a good size detached garage. There is an attractive, extensive and mature rear garden, ideal for entertaining having a full width paved patio and decked area with a good size lawned garden beyond.

Room Measurements & Details:

- Entrance Porch:** (3'9" x 1'8") 1,14 x 0,51
- Hallway:** (5'5" x 7'11") 1,65 x 2,41
- Lounge:** (11'2" x 10'3") 3,40 x 3,12
- Open Plan Living/Dining Kitchen:** (15'9" x 19'0") 4,80 x 5,79
- First Floor Landing:** (8'4" x 3'3") 2,54 x 0,99
- Bedroom One:** (11'2" x 12'7") 3,40 x 3,84
- Bedroom Two:** (10'3" x 8'4") 3,12 x 2,54
- Bedroom Three:** (6'11" x 8'0") 2,11 x 2,44
- Shower Room:** (5'1" x 6'9") 1,55 x 2,06

Outside:

Outside is a paved frontage and driveway providing off-road parking for two/three vehicles and gated access to the side elevation leads to a good size detached garage. There is an attractive, extensive and mature rear garden, ideal for entertaining having a full width paved patio and decked area with a good size lawned garden beyond.

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.

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A Moving Experience...