

3 Bed House - Semi-Detached

Price £240,000

 Morley Road, Chaddesden, Derby, DE21 4QX



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A delightful Stanley Block built, thoughtfully extended and upgraded semi detached character home of some 90 square metres, situated at this sort after address and located on a sizeable mature plot. A full inspection is essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas central heating together with UPVC double glazing. In brief; entrance hall, lounge, dining room, kitchen, modern conservatory, downstairs W.C., three first floor bedrooms and family four piece bathroom. To the front is a driveway for two/three cars and to the rear is a fantastic South facing enclosed garden, providing potential to extend (STNPP). The property is located within walking distance of Lees Brook Academy and is also within close proximity of all local amenities such as shops, doctors and dentist surgeries and provides easy access to the A52. The property is sold freehold. Council tax band B. Energy rating D.

Entrance Porch

Having UPVC double glazed entrance door and ceramic tiled floor.

Reception Hall



Accessed via door to the front with stairs to the first floor, window to the side and doors off to all ground floor rooms.

vanity unit under and obscured window to the side.

Sitting Room 14' 9" x 11' 11" (4.27m 2.74m x 3.35m 3.35m)



Having feature picture rail, original tiled fire surround a radiator and UPVC double glazed bay window to the front.

Dining Room 12' 5" x 11' 11" (3.66m 1.52m x 3.35m 3.35m)



Having feature picture rail, wall mounted

electric fire, a radiator and door to conservatory.

Kitchen 14' 2" x 7' 3" (4.27m 0.61m x 2.13m 0.91m)



Having a range of wall and base units with work surfaces over, plumbing for washing machine, space for fridge freezer, inset sink, space cooker, window to the side and open access to the conservatory. Please note: there was a new boiler installed in the property in 2024.



Guest's Cloakroom / Wc

Having low level W.C., wash hand basin with



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Conservatory 5' x 17' 6" (1.52m x 5.18m 1.83m)



Having UPVC double glazed panels, patio doors out to the rear garden and a radiator.

First Floor

Landing



Having UPVC double glazed window to the side, loft access and doors off to all first floor rooms.

Bedroom One 102' 6" x 11' 10" (31.09m 1.83m x 3.35m 3.05m)



Having feature picture rail, exposed wooden flooring, a radiator and UPVC double glazed window to the front.

Bedroom Two 12' 4" x 11' 10" (3.66m 1.22m x 3.35m 3.05m)



Having a radiator and UPVC double glazed window to the rear.

Bedroom Three 8' 3" x 7' 3" (2.44m 0.91m x 2.13m 0.91m)



Having a radiator and UPVC double glazed window to the front.

Bathroom



Having a modern white four piece suite comprising of low level W.C, vanity wash hand basin, walk-in shower with double shower head, bath, spot lights to the ceiling, towel rail and UPVC double glazed obscured window to the rear.



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Outside



To the front of the property is a driveway for two/ three cars with boundary wall and side access leading to a fantastic rear garden.

The rear the garden has a large lawned area, two patio areas, two timber sheds, side gate leading to the front and potential to extend (Subject to local authority planning consents).



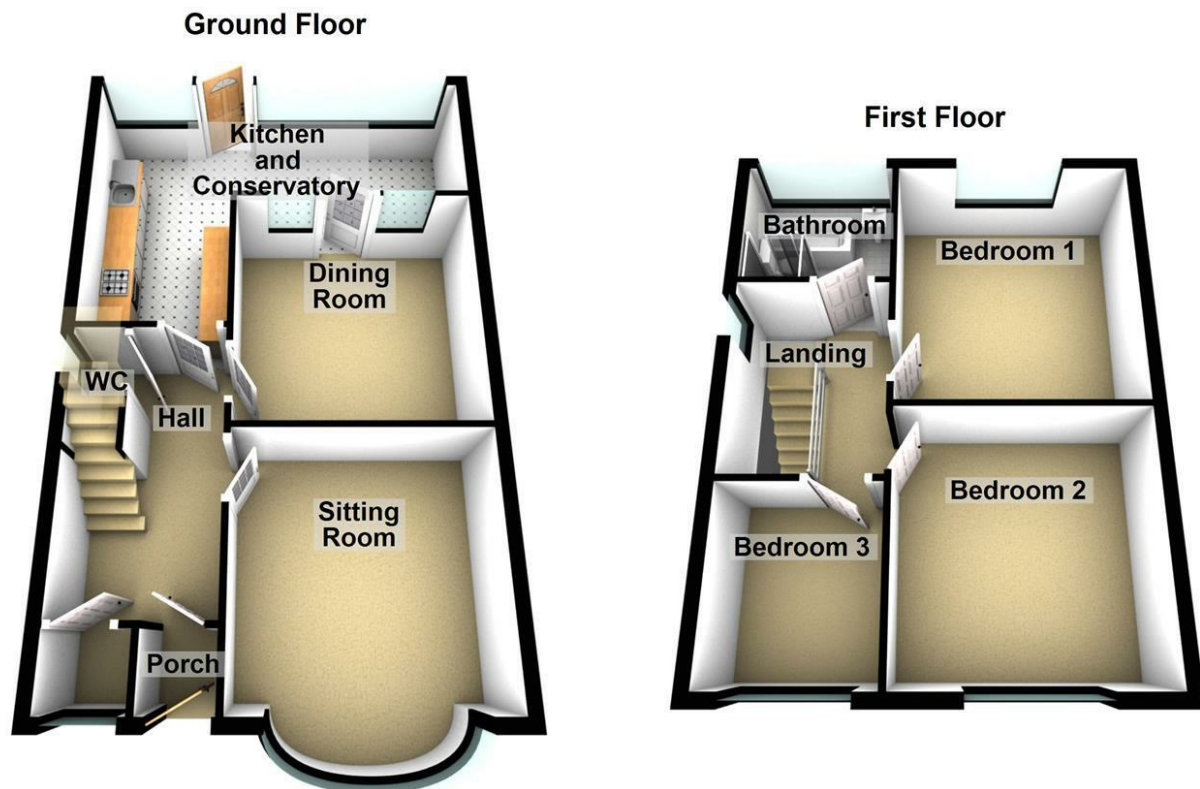
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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