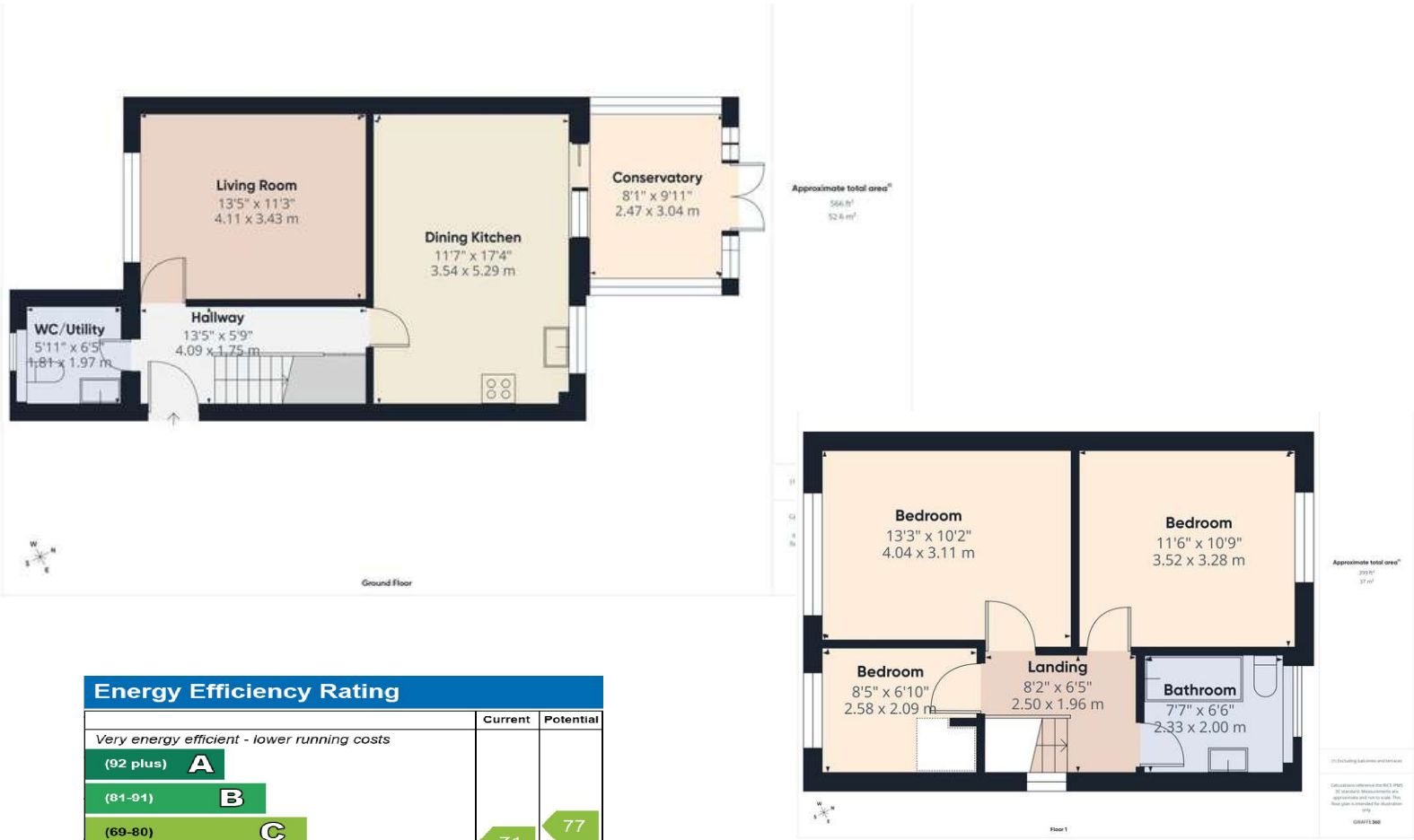




View This Property!

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.

Ordish Avenue, Chaddesden, DE21 6QF | Freehold

A well-presented three-bedroom detached home situated in a popular location just off Highfield Lane, offering ideal accommodation for a growing family. The property benefits from a modern fitted dining kitchen, a conservatory with a feature glass roof, off-road parking, a garage, and a generous size rear garden. .

- Three Bedroomed Detached Home Good Size Rear Garden, Off Road Parking And Garage
- Fitted Dining Kitchen And Glass Roof Conservatory
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold



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.

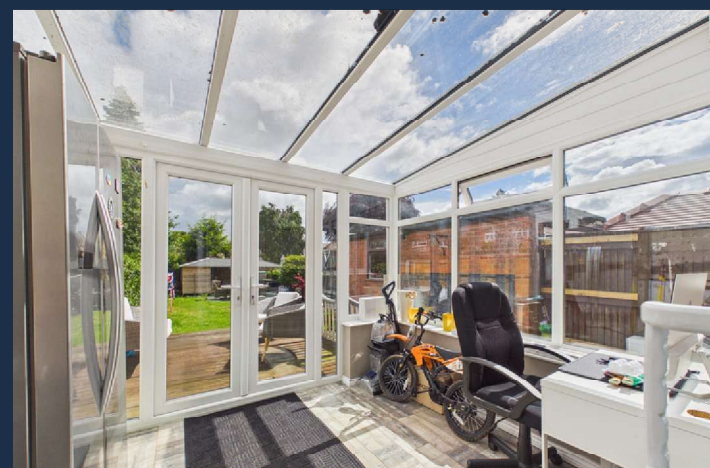
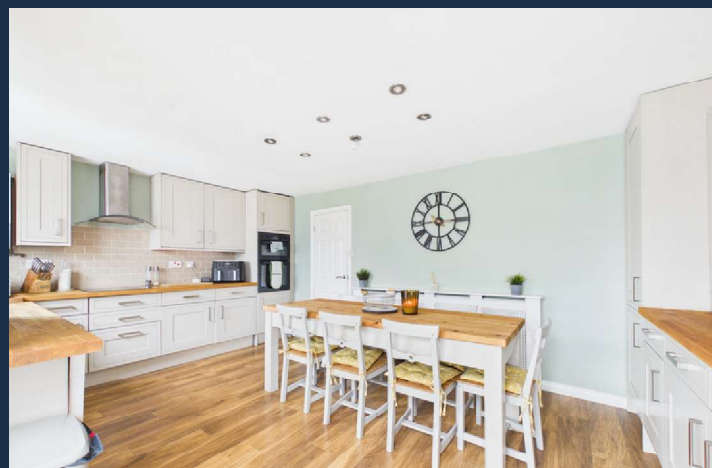
We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

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.

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Freehold

A Moving Experience...



Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC incorporating utility space (previously a shower room), comprehensively equipped fitted dining kitchen, conservatory with glass roof and lounge with feature ceiling/light.

To the first floor the landing provides access to three bedrooms and modern bathroom with a three piece suite.

Outside, there are garden to both front and rear elevations together with a driveway providing off-road parking and garage.

Room Measurements & Details:

Entrance Hall: (13'5" x 5'9") 4.09 x 1.75

WC/Utility: (5'11" x 6'5") 1.80 x 1.96

Living Room: (13'5" x 11'3") 4.09 x 3.43

Dining Kitchen: (11'7" x 17'4") 3.53 x 5.28

Conservatory: (8'1" x 9'11") 2.46 x 3.02

First Floor Landing: (8'2" x 6'5") 2.49 x 1.96

Bedroom One: (13'3" x 10'2") 4.04 x 3.10

Bedroom Two: (11'6" x 10'9") 3.51 x 3.28

Bedroom Three: (8'5" x 6'10") 2.57 x 2.08

Bathroom: (7'7" x 6'6") 2.31 x 1.98

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.