



8 Meadow Lane, Chaddesden, Derby, DE21 6PW

£149,950



Enjoying a convenient position in this popular Derby suburb is this three bedroom semi-detached property offered for sale with no upward chain.



8 Meadow Lane, Chaddesden, Derby, DE21 6PW

£149,950



The gas centrally heated and UPVC double glazed accommodation comprises, side entrance lobby, spacious front lounge, extended dining kitchen, versatile rear lobby leading into a ground floor bathroom. To the first floor are three well-proportioned bedrooms.

Externally the property is relieved from the road by a deep frontage leading to a block paved driveway and gated side passage to the rear garden with patio, lawn and shed.

The property is of non-standard construction and requires a general scheme of modernisation, attractively offered for sale with immediate vacant possession and no chain.

Meadow Lane enjoys a highly convenient central location, off Nottingham Road close to the impressive range of local amenities and facilities within the nearby high street, the City Centre, Raynesway and A50, ease of pedestrian access can also be sought to Pride Park.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Side UPVC double glazed door into a lobby area with stairs leading to the first floor, tiled floor, door into:

LOUNGE

13'2" x 9'11" (4.01m x 3.02m)

A spacious lounge with a large UPVC double glazed window to the front elevation, media connections, wall mounted electric fire, radiator.

DINING KITCHEN

16'9" x 8'2" (5.11m x 2.49m)

With ample space for a dining table and chairs, understairs storage cupboard, recess suitable for a fridge freezer, radiator, laminate flooring throughout.

The kitchen area is appointed with a range of fitted kitchen units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, integrated electric oven, gas hob and extractor fan, space for washing machine and tumble dryer, wall mounted and concealed Worcester combination boiler, UPVC double glazed windows and door to rear garden.

LOBBY

7'3" x 4'6" (2.21m x 1.37m)

Providing a useful and versatile lobby space leading into the:

BATHROOM

8'5" x 4'7" (2.57m x 1.40m)

Bath with electric shower, wash basin and WC, UPVC double glazed window. Requiring full modernisation.

FIRST FOOR

LANDING

With loft access, side UPVC double glazed window.

BEDROOM ONE

12'2" x 10'3" + recess (3.71m x 3.12m + recess)

A naturally bright double bedroom having a large recess suitable for wardrobes, large UPVC double glazed window to the front elevation, newly carpeted, radiator.

BEDROOM TWO

6'10" x 6'9" (2.08m x 2.06m)

Laminate flooring, rear facing UPVC double glazed window, radiator.

BEDROOM THREE

9'11" x 5'11" (3.02m x 1.80m)

Laminate flooring, rear facing UPVC double glazed window, radiator.

OUTSIDE

Externally the property is relieved from the

road by a deep frontage leading to a block paved driveway and gated side passage to the rear garden with patio, lawn and shed.

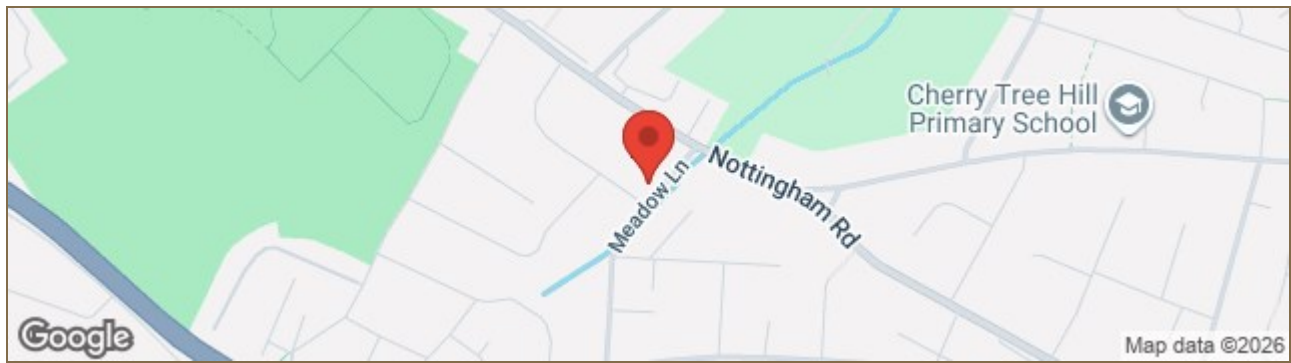
PLEASE NOTE

Please note one of the sellers works for Boxall Brown & Jones.



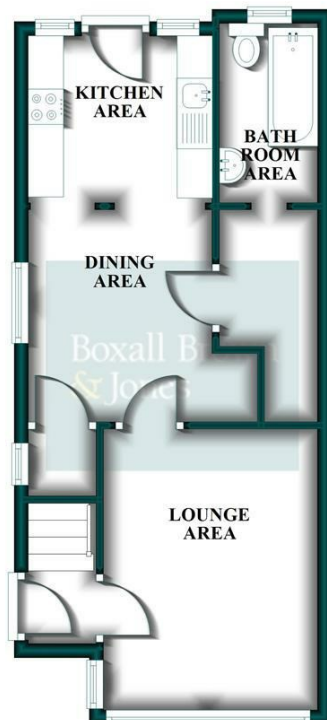


Road Map

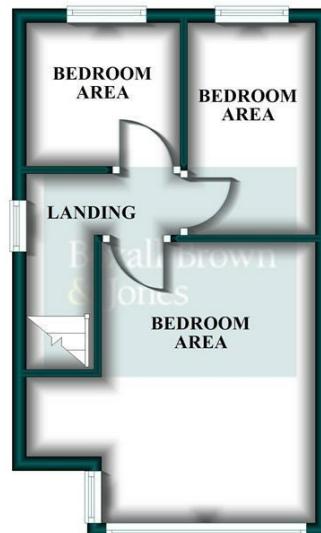


Floor Plan

GROUND FLOOR



FIRST FLOOR



8 MEADOW LANE, CHADDESSEN, DERBY



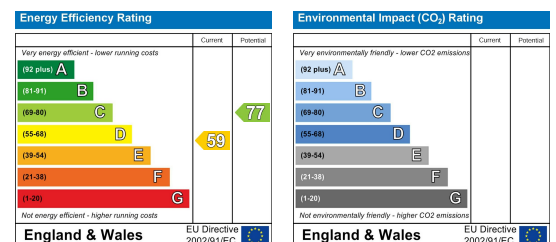
Floorplan is an illustration only and cannot be used for any construction purposes.
Plans supplied by 'Amber Energy Surveys Limited'
email - amberenergysurveys@outlook.com / mobile - 0774 896 8963



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk