



Approximate total area:
610 sq ft
56.24 sq m

Noted features:
16 ft
3.96 m

(2) Existing bedrooms and bathrooms

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16 ft
3.96 m

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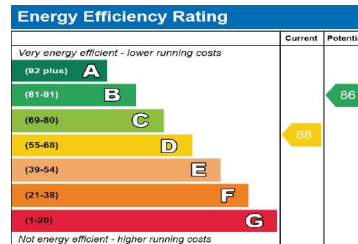
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- Buyer Information:**
1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
 2. General: These sales particulars are intended as a general guide only. If any detail is especially 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.



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.

Parkside Road, Chaddesden, DE21 6QQ | Freehold

**** No Upward Chain **** A deceptively spacious and well maintained, two-bedroom detached home which occupies a fantastic corner plot position with large private gardens to both the front and side! An internal inspection is essential to fully appreciate the size and location of the property on offer.

- Well-Maintained, Two-Bedroom Detached Property
- Viewing Highly Recommended
- EPC Rating D, Standard Construction
- Freehold, No Upward Chain
- Council Tax Band C



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.



Full Description:

**** No Upward Chain **** A deceptively spacious and well-maintained, two-bedroom detached home which occupies a fantastic corner plot position with large private gardens to both the front and side! An internal inspection is essential to fully appreciate the size and location of the property on offer.

Enjoying the benefits of uPVC double glazing and gas central heating, the accommodation briefly comprises: a welcoming entrance hallway, ground-floor WC/cloakroom, a spacious lounge/diner with dual aspect windows overlooking the front garden, a well-appointed kitchen diner complete with breakfast bar, and a delightful conservatory that provides the perfect space to relax and enjoy views of the garden.

To the first floor, there are two generous double bedrooms—both fitted with a range of built-in bedroom furniture—and a stylish, refitted shower room. The property also benefits from a boarded loft space, offering excellent additional storage.

Outside, the home continues to impress. A driveway to the front provides off-road parking and access to a single integral garage with power and lighting. To the side, a beautifully maintained lawned garden with a block-paved walkway offers a private and peaceful retreat. To the rear, you'll find a fabulous, enclosed garden that features a block-paved patio, pebbled seating area, lawn, large garden shed, and a raised feature bed stocked with a variety of established plants, shrubs, and trees.

Room Measurements & Details:

Entrance Hall:

Cloakroom/WC:

Lounge/Diner: (17'5" x 19'11") 5.31 x 6.07

Kitchen Diner: (9'7" x 19'11") 2.92 x 6.07

Conservatory: (5'5" x 16'3") 1.65 x 4.95

Bedroom One: (15'11" x 11'9") 4.85 x 3.58

Bedroom Two: (10'7" x 11'10") 3.23 x 3.61

Shower Room:

Garage: (17'3" x 8'2") 5.26 x 2.49

Please Note:

This property is currently going through Probate.

A Moving Experience...