

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.

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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

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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.

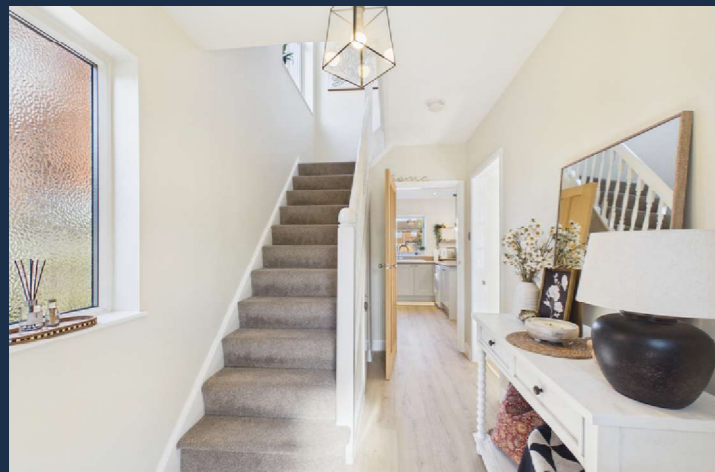
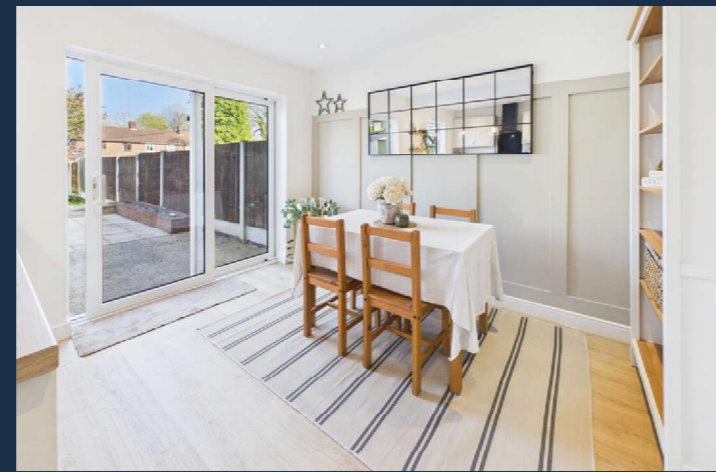
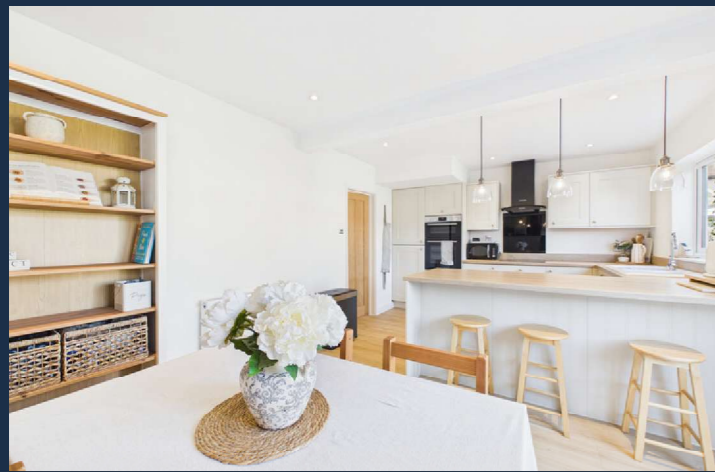
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.

Wood Road, Chaddesden, DE21 4LZ | Freehold

A beautifully presented three-bedroom semi-detached home, ideally located in the highly sought-after area of Chaddesden and offered with no upward chain. The property has been thoughtfully updated by the current owners, including a refitted kitchen diner and bathroom, and also benefits from a spacious attic room. With ample off-road parking, a garage, this property is ready to move straight into.

- Beautifully Presented & Modernised Semi-Detached Home
- Spacious Attic Room Providing Additional Space
- EPC Rating E, Standard Construction
- Council Tax Band A, Freehold





Full Description:

The accommodation briefly comprises: an entrance hall, a comfortable living room, and a refitted kitchen diner complete with breakfast bar and integrated appliances. To the first floor are three well-proportioned bedrooms and a spacious, refitted bathroom. There is also the added advantage of an attic room.

Outside, the front of the property features a low-maintenance garden, mainly laid with stone, alongside a driveway providing ample off-road parking, which continues down the side of the property to the garage. To the rear is a generous garden, mainly laid to lawn, with a good-sized patio area—ideal for outdoor entertaining.

The property has the added benefit of a Worcester combination boiler fitted in October 2020 and a full rewire completed in January 2021.

Room Measurements & Details:

- Entrance Hall:** (6'8" x 11'10") 2.03 x 3.61
- Living Room:** (10'11" x 11'9") 3.33 x 3.58
- Kitchen Diner:** (18'1" x 11'4") 5.51 x 3.45
- First Floor Landing:** (4'7" x 8'7") 1.40 x 2.62
- Bedroom One:** (10'8" x 11'11") 3.25 x 3.63
- Bedroom Two:** (9'8" x 11'4") 2.95 x 3.45
- Bedroom Three:** (6'10" x 8'10") 2.08 x 2.69
- Bathroom:** (8'0" x 8'8") 2.44 x 2.64
- Attic Room:** (17'11" x 11'0") 5.46 x 3.35

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.
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A Moving Experience...