



268 Wood Road, Chaddesden, Derby, DE21 4PL

Offers In Excess of £200,000



Key Features

- 3 Bedroom Family Home
- Semi Detached
- Modern Kitchen/Diner
- Separate Utility Room
- Spacious Living Room
- Generous Rear Garden
- EPC rating D
- Freehold





This well-presented three-bedroom home offers a modern and homely feel throughout, with accommodation arranged over two floors, generous driveway parking to the front and a good-sized enclosed rear garden.

The property is entered via a welcoming hallway with stairs rising to the first floor and access through to the ground-floor accommodation.



The living room provides a comfortable separate space in which to relax, while the kitchen/diner offers plenty of room for both cooking and dining. Fitted with a range of coordinated units, work surfaces and integrated cooking appliances, the kitchen also benefits from French doors opening directly onto the rear garden, providing a lovely connection between the dining area and outside space. A separate utility room provides useful additional space and access to an understairs storage cupboard.

Upstairs are three bedrooms. The main bedroom benefits from built-in wardrobes, while bedroom two is another good-sized room with fitted storage. Bedroom three has its own useful storage



area and could also work well as a child's bedroom, nursery or home office.

The family bathroom is fitted with a white suite including a bath with shower over, with dual-aspect windows allowing plenty of natural light into the room. The first-floor landing also provides access to the loft, which benefits from a ladder and lighting.

Outside, a generous block-paved driveway provides off-road parking for multiple vehicles. To the rear is a good-sized enclosed garden with a lawn, paved areas and raised decking, providing a choice of spaces for outdoor seating, dining and entertaining. The garden also benefits from an outside tap and a useful shed with power and lighting.

Overall, this is an attractive and well-maintained home combining a modern interior with a practical layout, generous outside space and ample driveway parking, making it a great choice for first-time buyers, couples and families.

External Front

A generous block-paved driveway provides off-road parking for multiple vehicles, with gated access leading to the rear.





Hallway 1.88m x 3.23m (6'2" x 10'7")

Welcoming entrance hallway with stairs rising to the first floor and access through to the ground-floor accommodation.

Living Room 4.47m x 3.33m (14'8" x 10'11")

A comfortable living room with a window to the front, feature fireplace and space for a range of seating.

Kitchen / Diner 5.03m x 3.07m (16'6" x 10'1")

A modern kitchen/diner fitted with a range of wall and base units with complementary work surfaces, sink and drainer and integrated cooking appliances. There is space for a dining table and chairs, with French doors opening directly onto the rear garden.

Utility Room 1.37m x 2.79m (4'6" x 9'2")

A useful separate utility room providing additional space away from the main kitchen, with access to the rear garden and an understairs storage cupboard.

Landing 1.8m x 2.44m (5'11" x 8'0")

Providing access to all three bedrooms and the family bathroom. Loft access with ladder and lighting.

Bedroom 1 3.96m x 2.72m (13'0" x 8'11")

A good-sized double bedroom with a window to the rear and the added benefit of built-in wardrobes providing useful storage.

Bedroom 2 3.45m x 3.18m (11'4" x 10'5")

A further double bedroom with a window providing plenty of natural light and built in storage.



Bedroom 3 2.95m x 2.24m (9'8" x 7'4")

A single bedroom ideal for a child's room, nursery or home office, with the added benefit of a useful storage area.

Bathroom 2.39m x 1.65m (7'10" x 5'5")

Fitted with a white suite comprising bath with shower over and screen, pedestal wash hand basin and WC, together with a heated towel rail. Dual-aspect windows provide plenty of natural light.

Rear Garden

Good-sized enclosed rear garden with lawn, paved areas and raised decking, providing several areas for outdoor seating and dining. The garden also benefits from an outside tap and a useful shed with power and lighting.

Construction

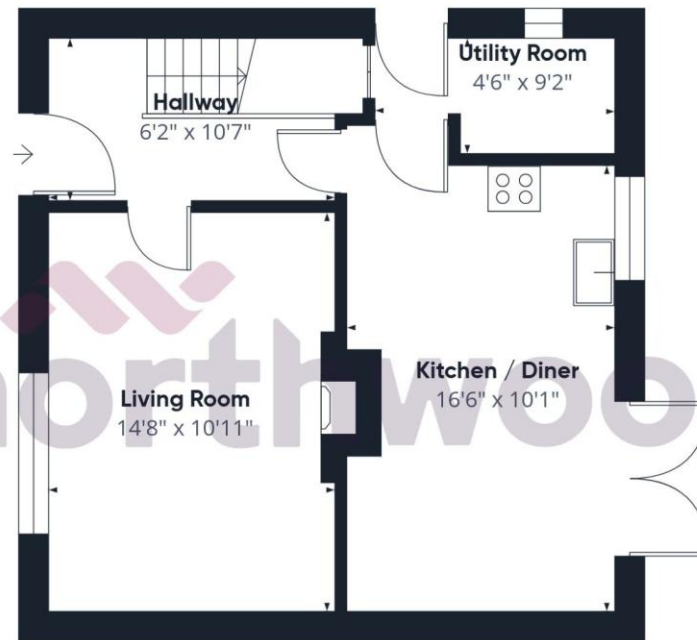
We understand the property is of Wimpey No-Fines construction. Prospective purchasers are advised to make their own enquiries regarding the suitability of the construction type for their individual mortgage lender.

Disclaimer

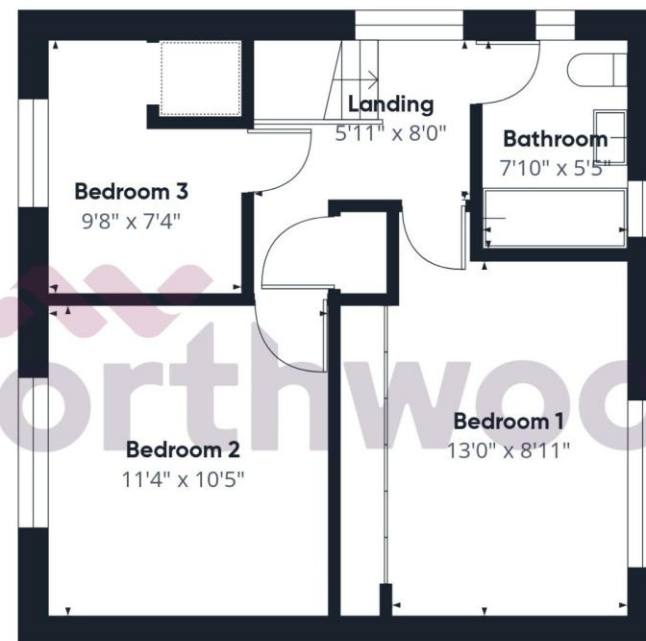
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Floor 0



Floor 1

Approximate total area⁽¹⁾

861 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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