

3 Bed House - End Terrace

Price £215,000

 Sanderson Road, Chaddesden, Derby, DE21 6QX



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A delightful well presented home located on a large mature plot and situated within this popular locality, close to nearby parkland. Thoughtfully upgraded throughout and benefiting from gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, sitting room, dining room, well equipped kitchen. As side hallway leads to a Wc and utility room. To the first floor a landing leads to three bedrooms and bathroom with modern white suite. Outside is off road car parking and established gardens. The property is sold freehold. Council tax band A. Energy rating C.

Entrance Porch

Having French doors and ceramic tiled floor.

Reception Hall

Having timber and glazed internal door, laminated wood effect floor, radiator, understairs storage and staircase to first floor.

Sitting Room 14'11" x 12'5" (4.56 x 3.81)



Having laminated wood effect floor, Tv connection point, radiator and UPVC double glazed box bay window.



Dining Room 10'5" x 8'7" (3.18 x 2.64)



Having laminated wood effect floor, radiator and UPVC double glazed window.

Kitchen 10'4" x 8'6" maximum (3.17 x 2.61 maximum)



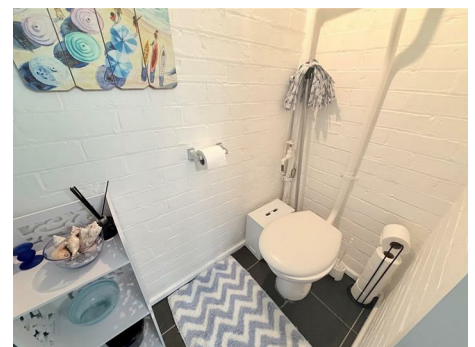
Having a range of shaker style cupboards with a range of integrated appliances to include a black glass ceramic hob, electric fan assisted oven, built in microwave, ceramic tiled floor and splashbacks, radiator, useful pantry. An internal door leads to the side hallway housing the separate Wc and utility room.



Side Hallway

With UPVC double glazed door to garden.

Wc



Having white Wc.

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Utility 6'6" x 6'1" (1.99 x 1.86)



With fitted cupboards, working surface, plumbing for washing machine, space for dryer. Combination boiler.

First Floor

Landing

With access to roof space and UPVC double glazed window.

Bedroom One 11'8" x 11'11" (3.56 x 3.64)



Radiator and UPVC double glazed windows.

Bedroom Two 13'4" x 9'5" (4.08 x 2.89)



Radiator and UPVC double glazed window.

Bedroom Three 8'11" x 9'4" (2.74 x 2.87)



With storage, radiator and UPVC double glazed window.

Bathroom



With modern white three piece suite, having electric shower over bath, chrome heated towel rail and UPVC double glazed window.

Outside



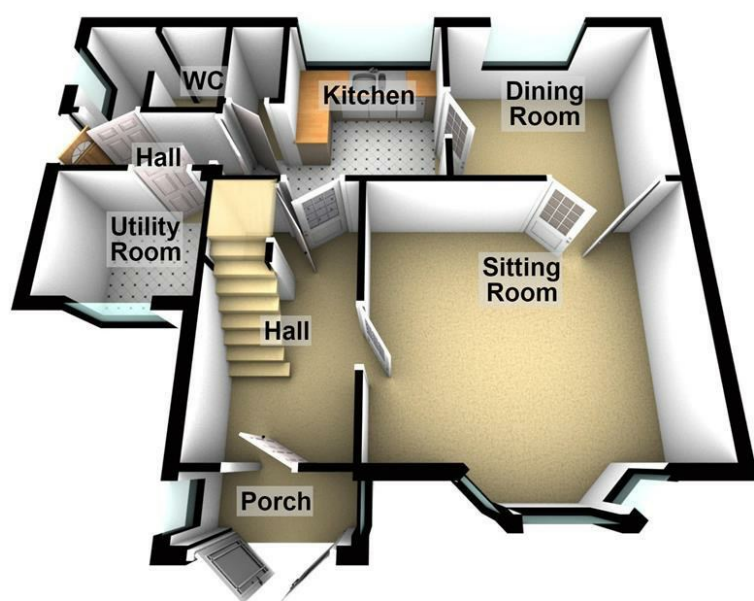
The property occupies a well tended established plot with off road car parking.

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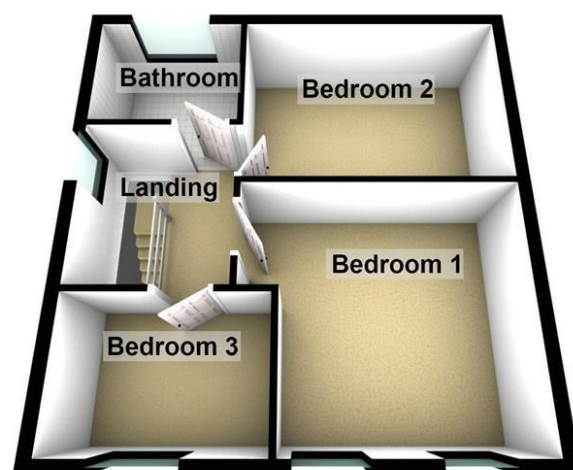
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(35-45) A			
(31-35) B			
(26-30) C			
(21-25) D			
(16-20) E			
(11-15) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		71	77
		EU Directive 2002/91/EC	

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