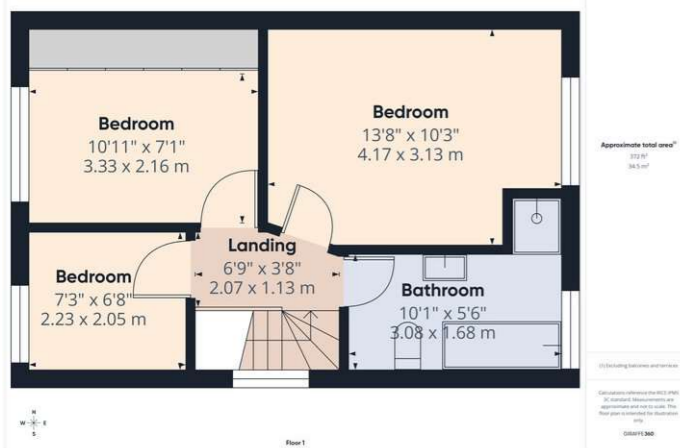




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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.

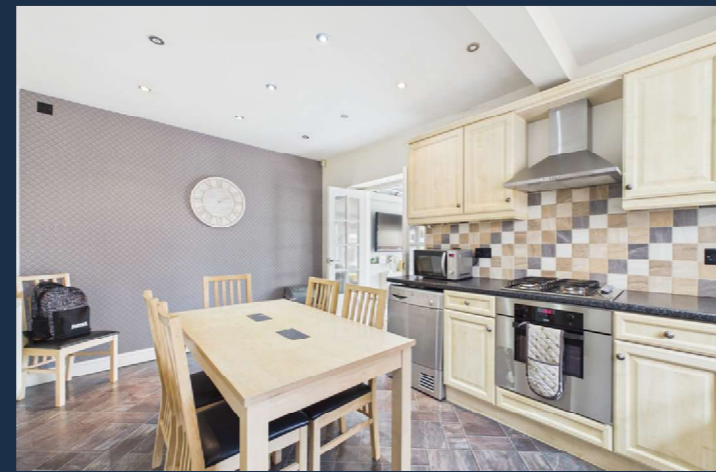
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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

## Buxton Road, Chaddesden, DE21 4JL | Freehold

A well-presented traditional bay-fronted semi-detached home, ideal for the growing family or first-time buyer. The property benefits from a bay-fronted lounge, fitted dining kitchen, and conservatory, together with three bedrooms and a family bathroom. Outside, there is off-road parking, an attached timber garage/workshop, and an enclosed rear garden.

- Well- Presented Three Bedroomed Home
- Living Room, Dining Kitchen And Conservatory
- EPC Rating D, Standard Construction
- Council Tax Rating A, Freehold
- Off Road Parking, Attached Timber Garage/Store,



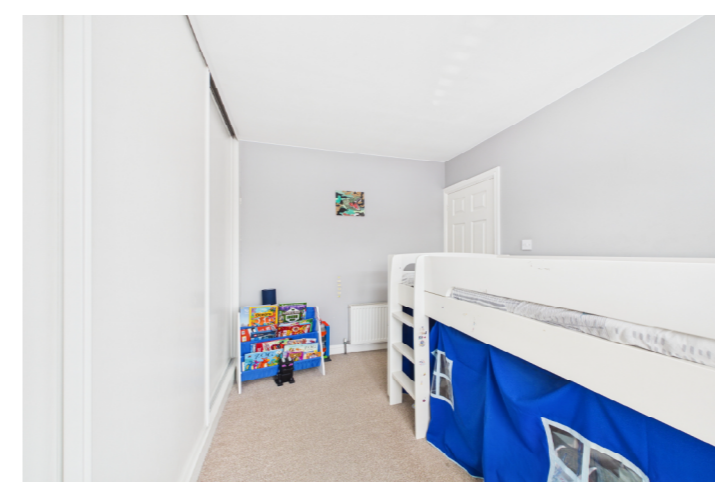


**Full Description:**

In brief, the double-glazed and centrally heated accommodation comprises an entrance hallway, ground floor WC, and a spacious bay-fronted living room. To the rear of the property is a modern fitted dining kitchen with double doors opening through to the conservatory, creating an excellent space for entertaining and everyday family living. The conservatory provides direct access to the patio seating area and enclosed rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom fitted with a four piece suite.

Outside, the property benefits from off-road parking to the front, gated side access, and a covered storage area. The rear garden has been designed for low maintenance and also features a partially completed outbuilding, offering excellent potential for a home office, gym, workshop, or additional storage space.



**Room Measurements & Details:**

**Entrance Hall:** (14'5" x 5'6") 4.39 x 1.68

**Cloaks/WC:** (4'11" x 2'7") 1.50 x 0.79

**Living Room:** (16'3" x 9'0") 4.95 x 2.74

**Dining Kitchen:** (9'9" x 15'10") 2.97 x 4.83

**Conservatory:** (7'6" x 15'4") 2.29 x 4.67

**First Floor Landing:** (6'9" x 3'8") 2.06 x 1.12

**Bedroom One:** (13'8" x 10'3") 4.17 x 3.12

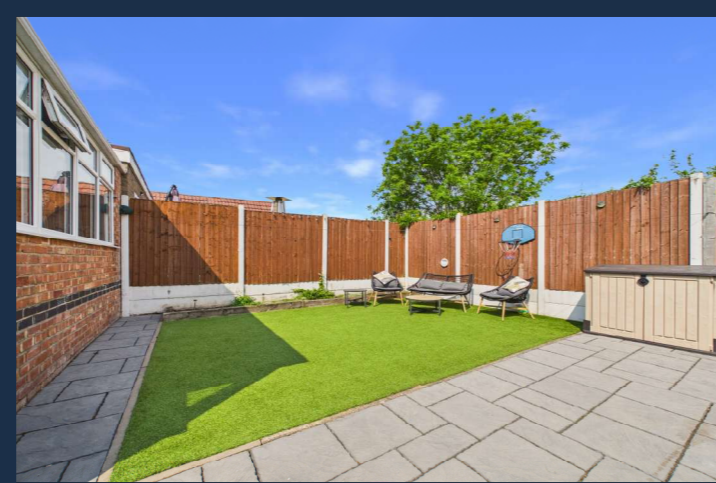
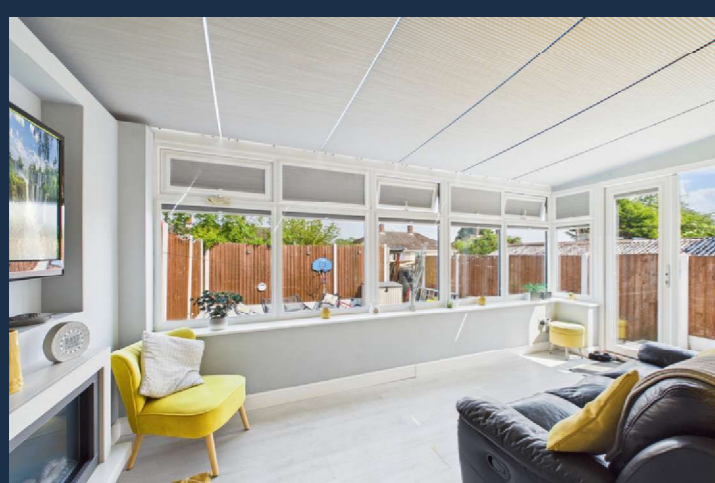
**Bedroom Two:** (10'11" x 7'1") 3.33 x 2.16

**Bedroom Three:** (7'3" x 6'8") 2.21 x 2.03

**Bathroom:** (10'1" x 5'6") 3.07 x 1.68

**Outside:**

Off-road parking is provided to the front elevation. There is an attached store/timber garage to the side elevation and to the rear elevation is an enclosed garden.



78 Buxton Road, Chaddesden, DE21 4JL | Asking Price £225,000 Freehold

*A Moving Experience...*