



**Lenton Avenue, Chaddesden Derby DE21 6NT**

**welcome to**

**Lenton Avenue, Chaddesden Derby**

A beautifully presented three-bedroom semi-detached home on Lenton Avenue, Chaddesden. Featuring a spacious lounge, modern kitchen/diner with island, conservatory with log burner, landscaped garden and ample driveway, ideal for families seeking stylish, move-in ready living.



## About The Area

### Lounge

19' x 11' INTO RECESS ( 5.79m x 3.35m INTO RECESS )

### Kitchen/ Dining Room

12' 3" x 9' 5" ( 3.73m x 2.87m )

### Conservatory

Irregular Shaped Room x ( x )

### Bedroom 1

12' 9" x 11' ( 3.89m x 3.35m )

### Bedroom 2

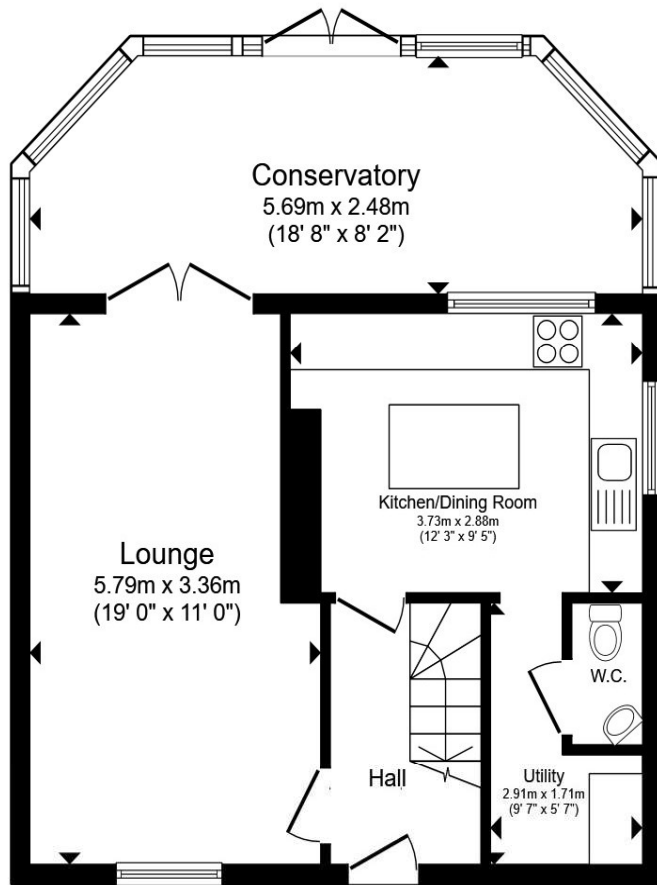
12' 2" MAX x 9' 7" MAX ( 3.71m MAX x 2.92m MAX )

### Bedroom 3

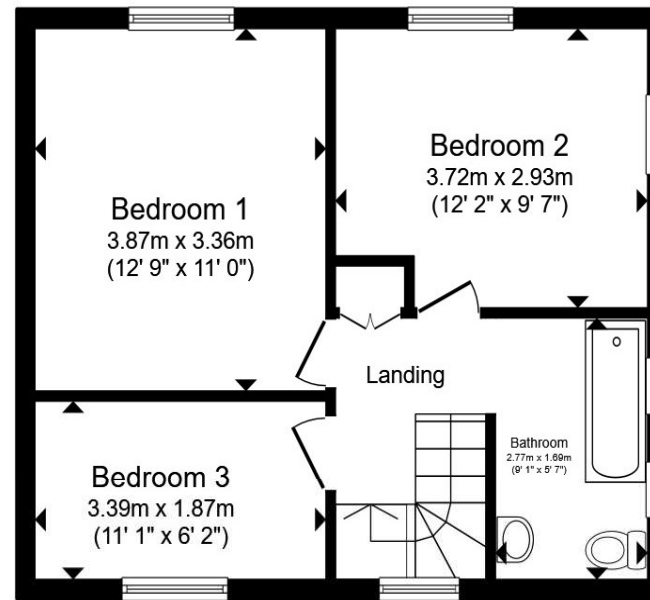
11' 1" x 6' 2" ( 3.38m x 1.88m )

### Bathroom

9' 1" x 5' 7" ( 2.77m x 1.70m )



**Ground Floor**



**First Floor**

Total floor area 97.0 m<sup>2</sup> (1,044 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Lenton Avenue, Chaddesden Derby

- Three-bedroom semi-detached family home
- Modern kitchen/diner with integrated appliances and island
- Spacious lounge with double doors to conservatory
- Conservatory with log burner and garden views
- Large driveway providing ample off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£230,000**



Situated on the popular Lenton Avenue in Chaddesden, this superbly presented three-bedroom semi-detached property offers modern, well-planned living ideal for families.

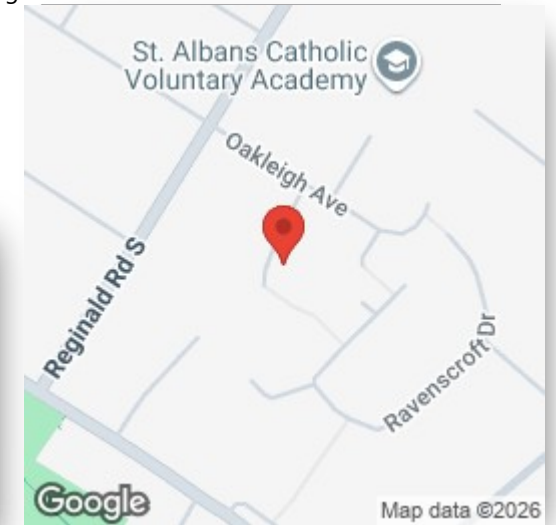
A generous driveway to the front provides ample off-road parking. The entrance hallway leads into a spacious lounge positioned to the front, enjoying plenty of natural light. Double doors open into a bright conservatory, featuring a cosy log burner and views over the rear garden, making it a perfect year-round living and entertaining space.

To the rear, the stylish kitchen/dining room has been finished to a high standard, offering contemporary wall and base units, integrated appliances and a central island, creating a practical and sociable hub of the home. Leading from the kitchen is a useful utility room, which also provides access to the downstairs WC, adding further convenience.

The property also benefits from a smart heating system, which can be remotely controlled, offering modern efficiency and ease of use.

Upstairs, there are two well-proportioned double bedrooms overlooking the rear and a single bedroom to the front. A modern three-piece family bathroom serves the accommodation. Externally, the rear garden is attractively arranged with a patio seating area, gravel section and lawn, providing a versatile outdoor space.

Overall, this is a beautifully maintained and modern home, ready to move straight into.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121936 - 0004

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