

Derby Road, Chaddesden

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Offers in the region of
£260,000



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This property at a glance:



Watch the video



TORCG

Derby Road, Chaddesden



Mikaela says:

“What I really love about this house is how much space and flexibility it offers. From the moment you pull up, the private driveway feels incredibly practical, with room for three cars as well as space for a shed too. There’s also a handy porch area before you step into the welcoming entrance hallway.

The front room, currently used as a dining room, is one of my favourite spots. The bay window lets in so much natural light, and it has a real cosy feel that’s perfect for family mealtimes. The living room at the rear of the property features a beautiful brick fireplace complete with a gas stove, making it the ideal space to relax and unwind. The kitchen has a lovely country feel, while the blue units give it a more modern touch, and the side door provides direct access out into the garden.

Upstairs, I really like that all three bedrooms are a good size. With two doubles and a generous single, there’s plenty of flexibility for family, guests, or even a home office. The separate shower room and WC have both been modernised, creating a stylish and practical setup for busy mornings.

The garden honestly surprised me with how spacious it is. I think the combination of patio and lawn works really well, giving you plenty of space to entertain while still leaving lots of room for children or pets to play.

Overall, what works best for me is the balance between character and practicality. It’s a home that feels warm and inviting, while also being really functional for everyday life.”



Derby Road, Chaddesden



Did you spot...

This fantastic family home has 2 spacious living rooms



A message from the seller:

"We have truly loved living here for the past 23 years, it has been a very happy home. When we first moved in, we fell in love with the character of the house and its attractive position on the road, and it has been a wonderful place to settle, grow, and make many memories.

The location has always been a real advantage. The property is well placed for major road networks including the A50, A38 and M1, making it ideal for commuting or travelling further afield. Whether you turn left or right when leaving the house, there is a great choice of local shopping and amenities, with Spondon village, Chaddesden and Derby city centre all close by. Elvaston Castle Country Park is within 5 minutes drive or you can use the cycling route.

We're now moving back to the area where we grew up to be closer to friends. The neighbours here are genuinely lovely, both couples either side have lived here even longer than we have and there's a strong sense of community that we will really miss. We're sure the next owners will feel just as at home here as we have."

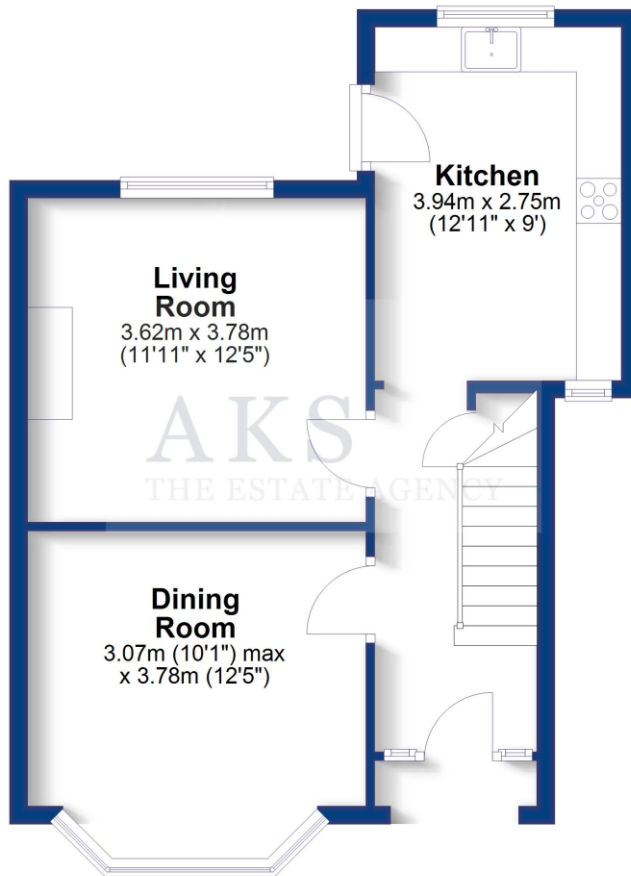
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Floor Plan

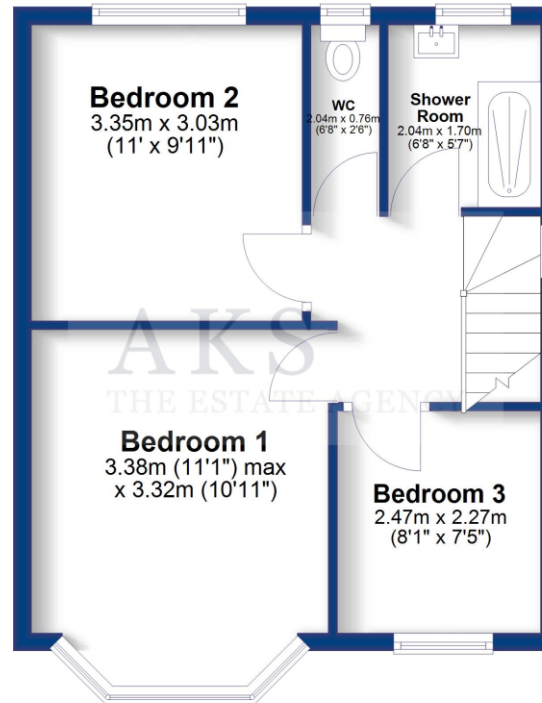
Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)
(excluding unnamed room)



First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 77.4 sq. metres (832.7 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- EXTENDED KITCHEN WITH GARDEN ACCESS
- TWO SPACIOUS RECEPTION ROOMS
- MODERN SHOWER ROOM AND SEPARATE WC
- LARGE SOUTH-WEST FACING GARDEN
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES AND GREAT TRANSPORT LINKS
- EPC RATING D



About the area:

Situated on the outskirts of Derby City Centre, the village of Chaddesden is a great location for all buyers and investors, very close to the neighbouring village of Oakwood and The Oak and Acorn pub are all within walking distance of the property. Also, within Oakwood, there is the Springwood Leisure Centre with facilities including a gym and classes, 3G sports pitches and even a library. For commuters, Chaddesden is within a 5 minute drive of the A38 and A52 both leading to the M1 and also Derby city Centre. The public transport links into the City Centre also run frequently through Chaddesden.



Schools:

There are several primary schools and a secondary school located within Chaddesden.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

