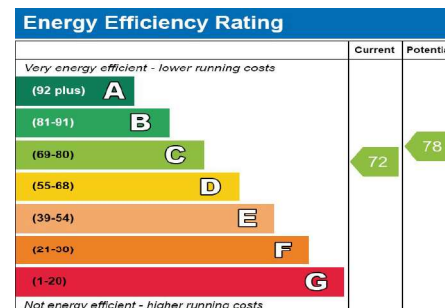
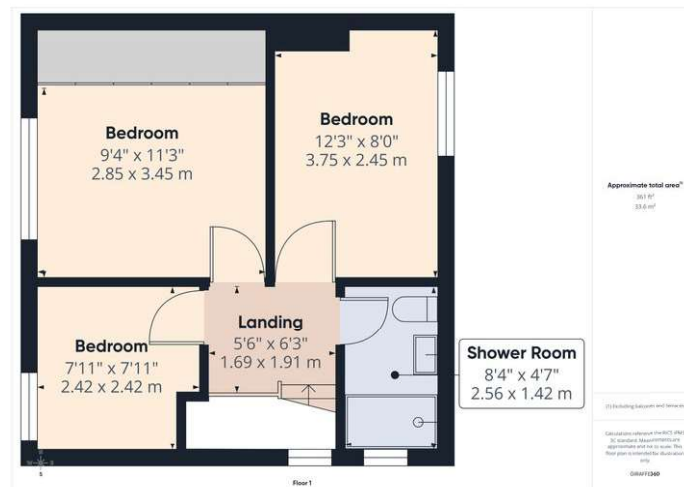




Viewing Strictly By Appointment Only

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.

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.

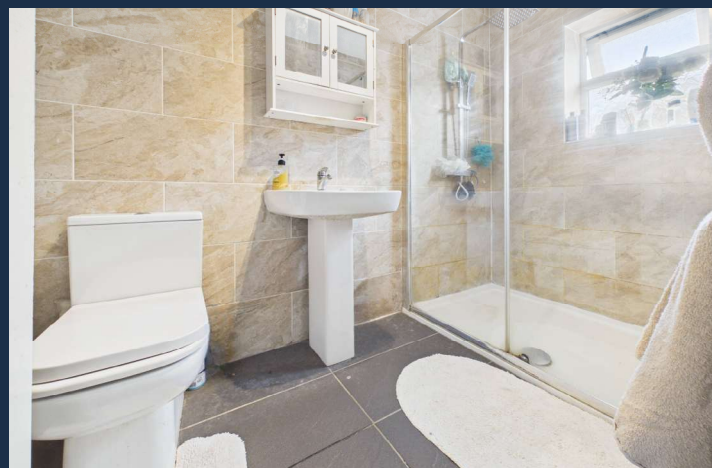
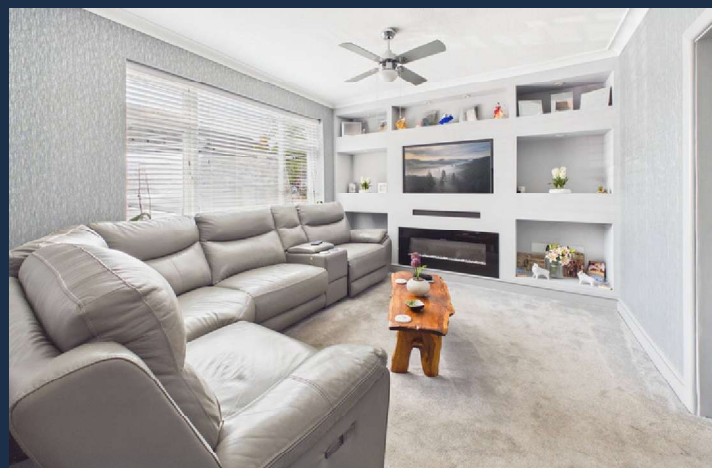
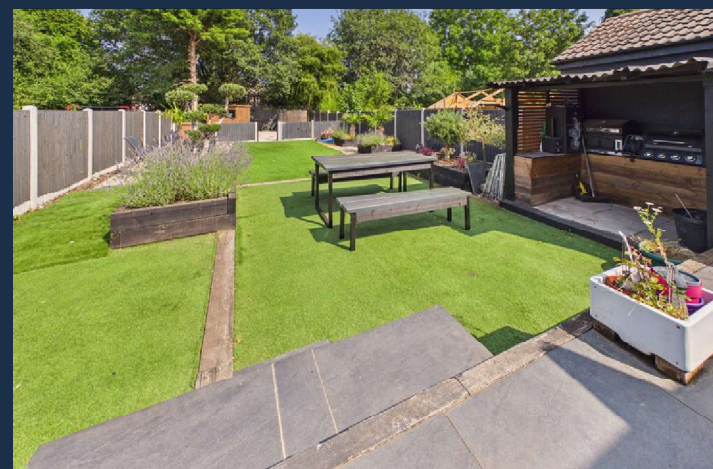
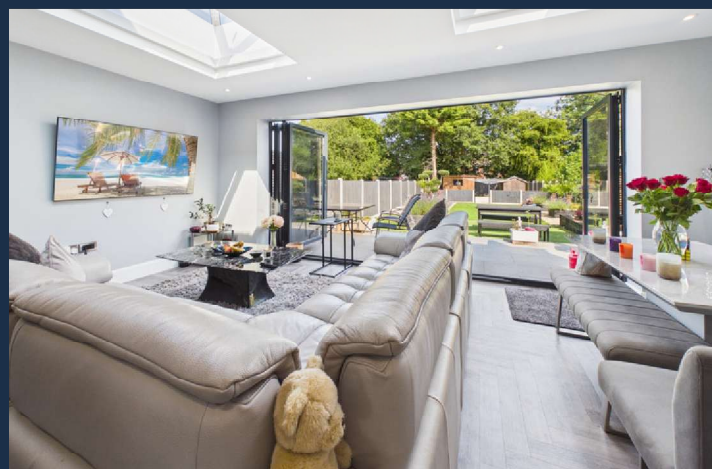
Wood Road, Chaddesden, DE21 4LX | Freehold

In recent years, the property has been significantly enhanced by a substantial rear extension, creating a stunning contemporary open-plan living, dining and kitchen space. This impressive room features two striking roof lanterns and full-width bi-folding doors opening onto the rear garden.

- Deceptively Spacious Semi-Detached Home
- Significantly Enhanced By A Substantial Rear Extension
- Off-Road Parking And Maintenance Free Garden
- EPC Rating C, Standard Construction
- Council Tax Band A, Freehold

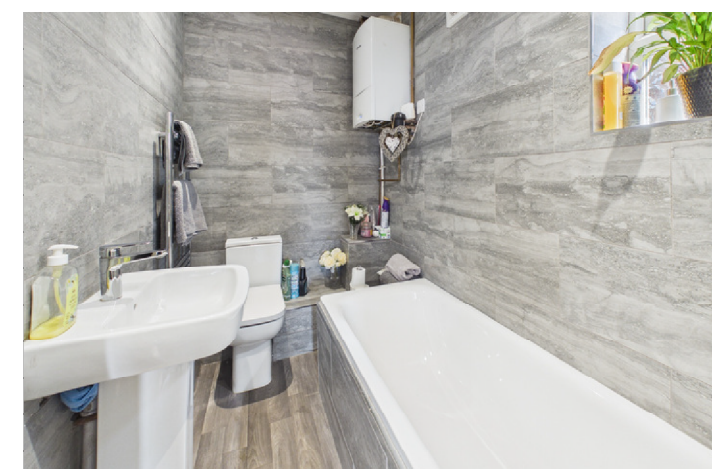


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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



Freehold

A Moving Experience...



Full Description:

The accommodation briefly comprises:- reception hallway, living room and impressive open plan living/dining kitchen with two roof lanterns, full width bi-folding doors, integrated appliances and granite work surfaces together with walk-in utility and bathroom with a three piece suite.

To the first floor the landing provides access to three bedrooms and shower room with a three piece suite.

Outside, off-road parking is provided for several vehicles and there is an extensive rear garden.

Room Measurements & Details:

- Entrance Hall:** (3'6" x 7'10") 1.07 x 2.39
- Sitting Room:** (11'11" x 11'6") 3.63 x 3.51
- Open Plan Living/Dining/Kitchen:** (14'6" x 22'3") 4.42 x 6.78
- Utility Room:** (4'10" x 4'4") 1.47 x 1.32
- Bathroom:** (4'9" x 7'10") 1.45 x 2.39
- First Floor Landing:** (5'6" x 6'3") 1.68 x 1.90
- Bedroom One:** (9'4" x 11'3") 2.84 x 3.43
- Bedroom Two:** (12'3" x 8'0") 3.73 x 2.44
- Bedroom Three:** (7'11" x 7'11") 2.41 x 2.41
- Shower Room:** (8'4" x 4'7") 2.54 x 1.40

Outside:

The property is set back from Wood Road and provides ample off-road parking for several vehicles to the front elevation.

A particular feature of the property is the attractive and extensive rear garden, ideal for entertaining and arranged for ease of maintenance. The garden incorporates a full width Porcelain paved patio area with artificial lawned garden beyond, two garden sheds, fenced boundaries and cold water tap.

Buyer Information:

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.