

79 Buxton Road, Chaddesden, Derby, DE21 4JL

Offers Around £225,000

Freehold



- Bay Fronted, Semi-Detached Home
- Double Glazing & Gas Central Heating
- Entrance Hall, Lounge & Dining Room
- Conservatory/Utility
- Fitted Kitchen
- Three First Floor Bedrooms & Shower Room
- Driveway Providing Off-Road Parking
- Low Maintenance Rear Garden with Patio
- Close to Excellent Amenities
- No Upper Chain





Summary

This is a bay fronted, three bedroom, semi-detached residence sold with the benefit of no upper chain on a popular road in Chaddesden.

The property is double glazed and gas central heated with entrance hall, through lounge/dining room, utility/conservatory and kitchen. There are three first floor bedrooms and a shower room.

To the front of the property is a low maintenance fore-garden with driveway to the side. To the rear is a good sized, mainly lawn garden with patio and shed.

F&C

The Location

Chaddesden is a popular suburb of Derby with an excellent range of amenities including a varied selection of shops and facilities predominantly along Nottingham Road. Schooling is available at all levels and the property is within easy reach of Derby City centre. The Meteor retail park is nearby and there is easy access to regular bus services.

Accommodation

Ground Floor

Entrance Hall

11'3" x 5'6" (3.45 x 1.70)

A panelled and double glazed entrance door provides access to hallway with central heating radiator, decorative coving and staircase to first floor.

Lounge

16'6" x 10'1" (5.05 x 3.09)

Having a central heating radiator, decorative coving and double glazed cant bay window to front.



Dining Room

9'6" x 10'0" (2.90 x 3.07)

With central heating radiator, decorative coving and double glazed doors to conservatory.



Conservatory/Utility

4'3" x 12'9" (1.30 x 3.90)

Having plumbing for an automatic washing machine and door to garden.



Kitchen

13'1" x 5'7" (4.00 x 1.71)

Comprising wood grain effect worktops with matching upstands, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, integrated fridge and freezer, integrated dishwasher, gas range cooker, extractor hood, central heating radiator, decorative coving, recessed ceiling spotlighting and double glazed window to side.



First Floor Landing

6'7" x 3'8" (2.03 x 1.14)

With feature balustrade, access to a loft space and double glazed window to side.

Bedroom One

13'7" x 10'2" (4.16 x 3.12)

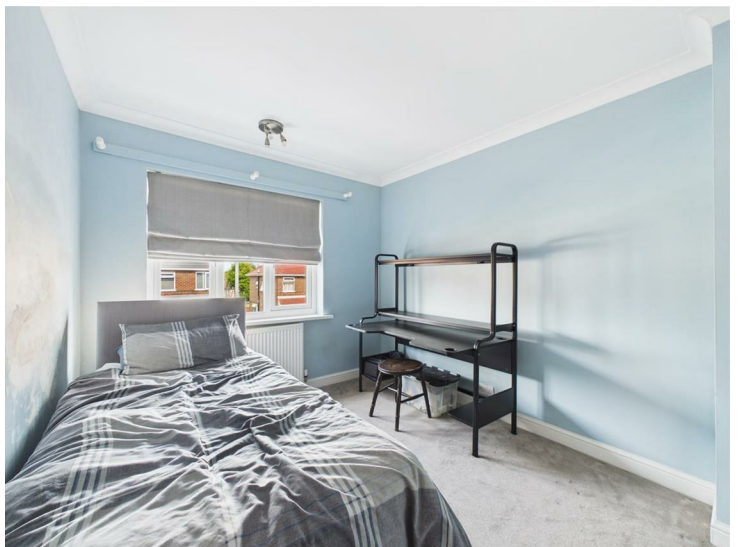
With central heating radiator, fitted wardrobe and double glazed window to rear.



Bedroom Two

11'0" x 9'1" (3.37 x 2.79)

Having a central heating radiator, decorative coving and double glazed window to front.



Bedroom Three

7'4" x 6'11" (2.26 x 2.11)

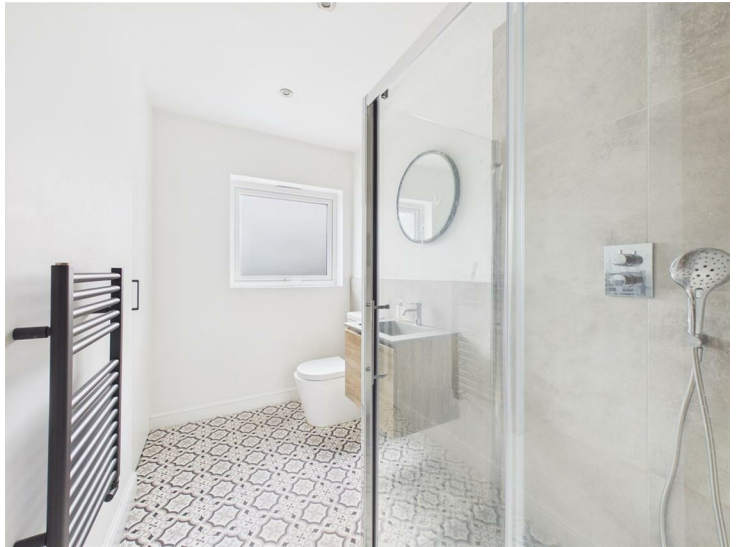
Having a central heating radiator and double glazed window to front.



Shower Room

9'6" x 5'5" (2.90 x 1.66)

Partly tiled and appointed with a white suite comprising low flush WC, stylish wash handbasin with drawer beneath, shower cubicle, chrome towel radiator, fitted cupboard, recessed ceiling spotlighting and double glazed window to rear.



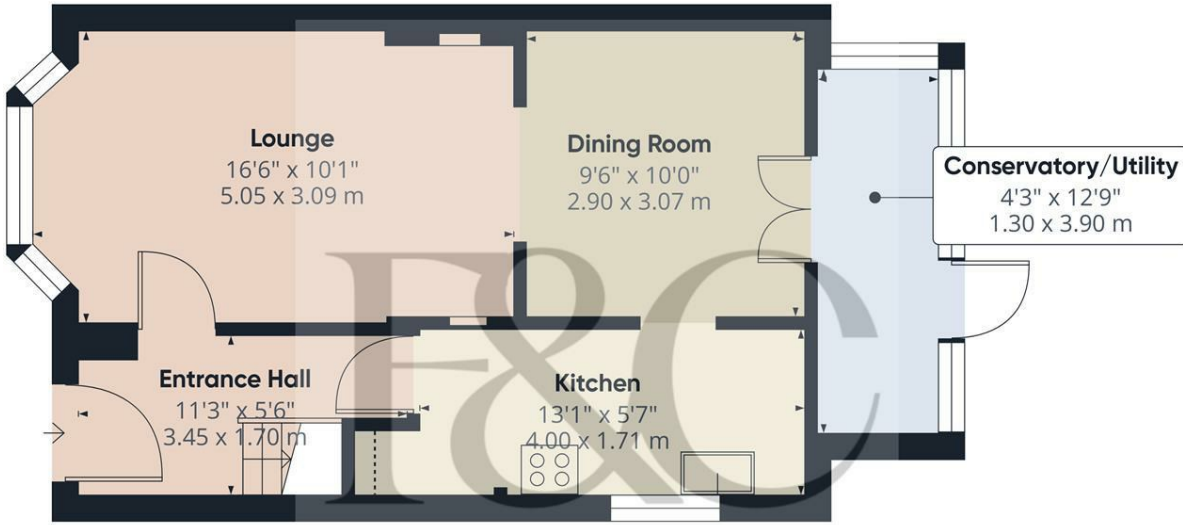
Outside

To the front of the property is a low maintenance garden, driveway and gates down the side of the property.

To the rear of the property is a patio area, lawn, further hard standing, gravel area, herbaceous borders containing plants and shrubs and timber shed.



Council Tax Band A



Approximate total area^m

447 ft²
41.5 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom

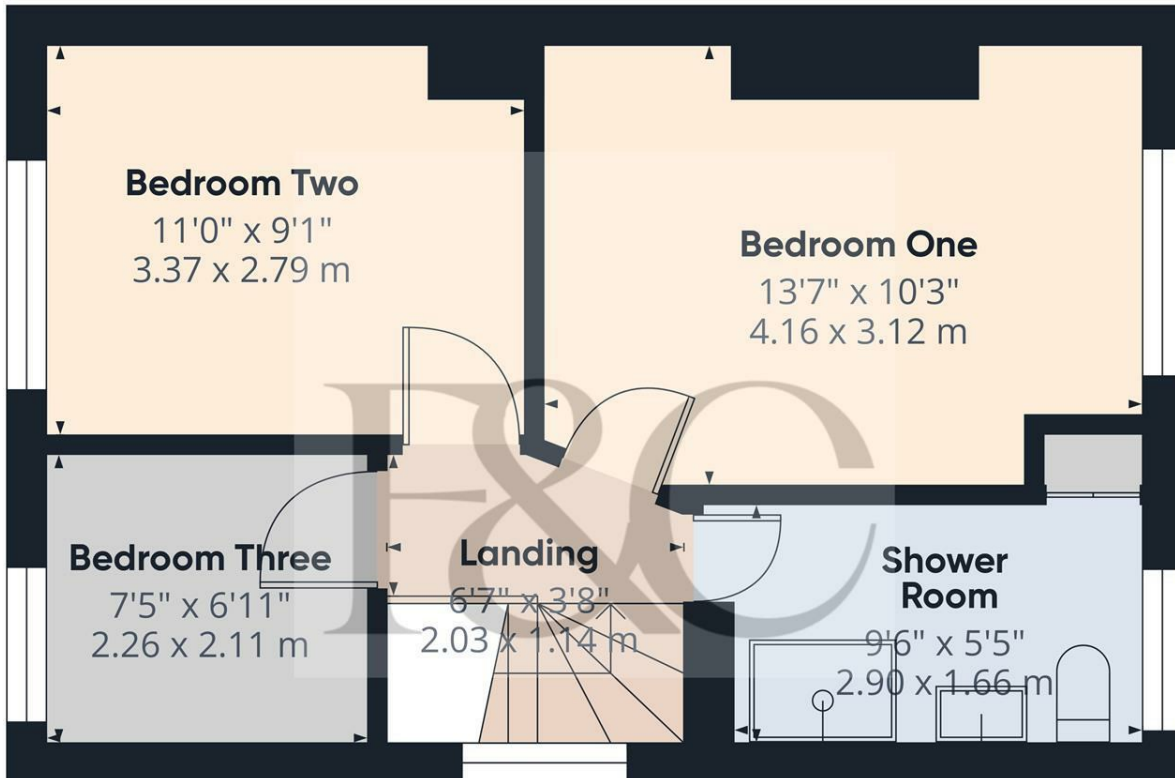
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Approximate total area^m

363 ft²
33.7 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

79 Buxton Road
Chaddesden
Derby
DE21 4JL

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	