

Offers in excess of
£260,000



This property at a glance:



2



3



1



3



D



Watch the video



Chaddesden Park Road, Chaddesden



Jodie 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 so practical, with room for three cars plus the garage, which makes life so much easier.

As you step inside, the hallway feels welcoming and sets the tone for the rest of the home. At the front, the living room is one of my favourite spots. The bay window lets in so much natural light, and the feature fireplace makes it feel cosy yet bright.

The back of the house is where I think it really shines. The kitchen diner is spacious and versatile, with a log burner that adds real character, there is plenty of room for a sofa in here too, making it a great multi-functional room. The kitchen-diner leads into the conservatory which opens out into the garden, making the whole downstairs flow beautifully, perfect for family gatherings or just relaxing.

Upstairs, I like that all three bedrooms are a good size.

Two doubles and a single meaning there's plenty of room for family, guests, or even a home office. The loft is a great bonus too, fully boarded with a Velux window and drop-down ladder, it's such a handy storage space. The garden honestly surprised me with how big it is. I think the mix of patio and lawn works really well, giving you space to entertain and still plenty of room for kids 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, but also really functional for everyday life”.



Chaddesden Park Road, Chaddesden



Did you spot...

This spacious 3 bed home is available with no upward chain



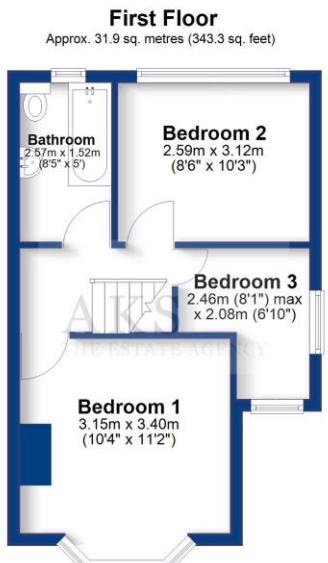
A message from the seller:

"This house has been our family home for 20 years, and now it is time for me to downsize at this stage of life. I'd like to travel more! It is a fantastic family home. The road is beautiful with all of the cherry blossom trees, shops close by and easy routes into town. With a local park, restaurants and takeaways you have everything you need.

If we could take our neighbours with us, we would! Nothing is ever too much trouble, they are helpful and friendly but we also respect each other's privacy.

The rear garden is a wonderful space and very private, and the front can fit three cars on if you wish! Our home has so much potential to extend, and amend to make it your own special home. We hope you have as many happy years here as we have".

AKS
THE ESTATE AGENCY




Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Chaddesden Park Road, Chaddesden

Presented by

AKS
THE ESTATE AGENCY



Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE
- FRONT LIVING ROOM WITH BAY WINDOW
- REAR KITCHEN-DINER LEADING INTO THE CONSERVATORY
- LARGE SOUTH-EAST FACING GARDEN WITH SINGLE DETACHED GARAGE
- FULLY BOARDED LOFT WITH VELUX WINDOW
- CLOSE TO DERBY CITY WITH LOCAL AMENITIES A SHORT WALK AWAY
- EPC RATING D
- NO ONWARD CHAIN



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:



300+ 5 star Google Reviews



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

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

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

