



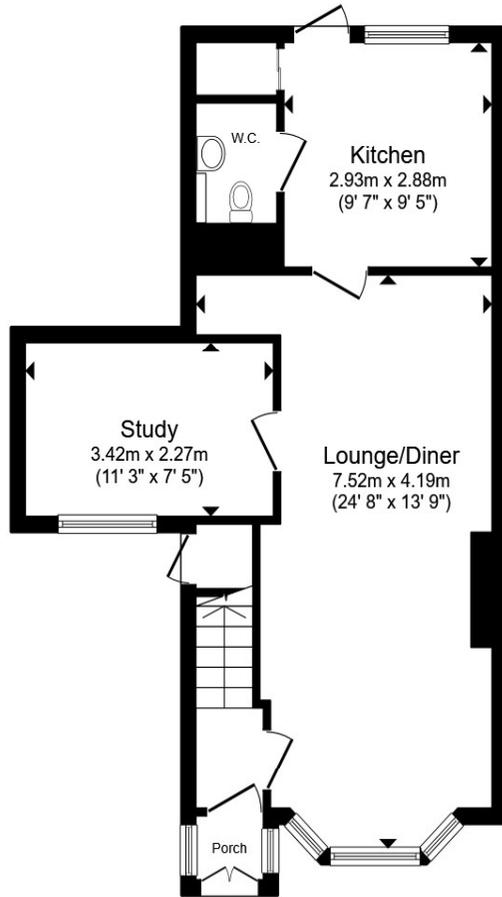
**Aylesbury Avenue, Chaddesden, Derby, DE21 6JB**

**welcome to**

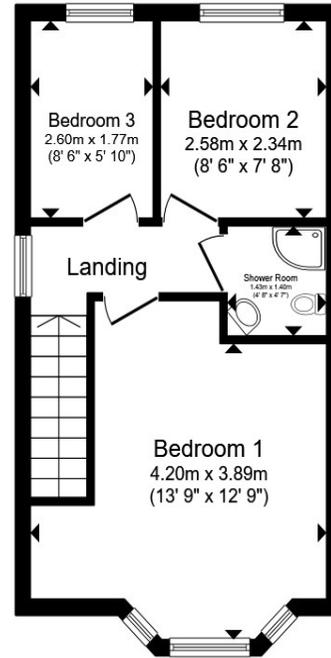
**Aylesbury Avenue, Chaddesden, Derby**

Beautifully renovated 3-bedroom semi-detached home on Aylesbury Drive, Chaddesden. Features open-plan lounge/diner, versatile study/4th bedroom, modern kitchen, downstairs shower room, and large rear garden. Spacious driveway and ready to move in!





**Ground Floor**



**First Floor**

**Lounge/ Diner**

24' 8" MAX x 13' 8" MAX ( 7.52m MAX x 4.17m MAX )

**Kitchen**

9' 7" MAX x 9' 5" MAX ( 2.92m MAX x 2.87m MAX )

**Study**

11' 3" MAX x 7' 5" MAX ( 3.43m MAX x 2.26m MAX )

**Bedroom 1**

13' 9" MAX x 12' 9" MAX ( 4.19m MAX x 3.89m MAX )

**Bedroom 2**

8' 6" MAX x 7' 8" MAX ( 2.59m MAX x 2.34m MAX )

**Bedroom 3**

8' 6" MAX x 5' 10" MAX ( 2.59m MAX x 1.78m MAX )

Total floor area 81.3 m<sup>2</sup> (875 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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## Aylesbury Avenue, Chaddesden, Derby

- Fully renovated to a high standard
- Spacious driveway with side access
- Open-plan lounge and dining area
- Versatile study/optional fourth bedroom
- Modern kitchen with rear garden access

Tenure: Freehold EPC Rating: E

Council Tax Band: A

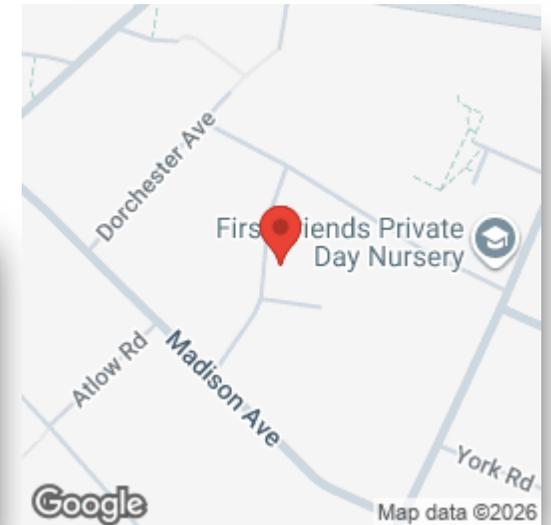
**£250,000**

This stunning 3-bedroom semi-detached property on Aylesbury Drive, Chaddesden, has been fully renovated to an exceptional standard, offering a stylish and modern home ready for immediate occupancy. To the front, a generous driveway provides ample off-road parking with side access leading to the rear garden. Step inside through the welcoming porch into a bright and spacious open-plan lounge and dining area, perfect for family living and entertaining. To the left, a versatile study offers the ideal space for home working or can easily be transformed into a fourth bedroom. The contemporary kitchen sits at the rear, featuring sleek finishes and direct access to a convenient downstairs shower room and the expansive rear garden, ideal for outdoor dining and relaxation.

Upstairs, the property boasts a large master bedroom to the front, a modern shower room to the side, a well-proportioned double bedroom to the rear, and a single bedroom also overlooking the garden.

Every room has been thoughtfully updated, combining comfort with style, making this home truly move-in ready.

Located in a popular residential area close to local amenities, schools, and transport links, this property is perfect for families or professionals seeking a high-quality home in a sought-after location.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY120887](https://www.bagshawsresidential.co.uk/Property/DBY120887)



Property Ref:  
DBY120887 - 0002

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