

Cornwall Road

Chaddesden, Derby, DE21 6DL



**IMMEDIATE POSSESSION - NO UPWARD CHAIN -
IDEAL FIRST TIME BUY**

Spacious three bedroomed semi with gas centrally heated and UPVC double glazed (glazing still under guarantee), highly popular locality with plenty of parking and a large garage.

£195,000

John German 

Entrance to the property is via a useful entrance porch with hanging space for coats and a built-in meter/storage cupboard.

The spacious living room has a large bay window overlooking the front garden with views over the roof tops of Derby beyond. There is a brick built fireplace with plinths on either side, a window to the side and stairs lead to the first floor with understairs storage cupboard.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces inset stainless steel sink unit, tiled splashbacks, built-in oven with gas hob and pull out extractor fan, windows to the side and rear and a fully glazed rear entrance door.

The dining room sits off the kitchen with a window to the rear.

On the first floor, stairs lead to a central landing with built-in airing cupboard, window to the side and doors leading off to three well proportion bedrooms and the family bathroom, which is fitted with a white three piece suite comprising panelled bath with shower over, low flush WC, pedestal wash basin and a chrome heated towel rail. There is full height ceramic tiling and a window to the rear.

Outside, the property is set well back from the road in a slightly elevated position behind a lawned front garden with a well kept boundary hedge. Gated access to the side leads to a small yard area with garden shed and steps up to a lawned rear garden. To the rear of the garden is a concrete sectional garden shed and a large matching garage, beyond which is a double width driveway providing ample parking for several cars.

The property is located close to great local amenities with an excellent range of shops and services nearby, as well as a regular bus service and Derby train station less than two miles away.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage to the rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

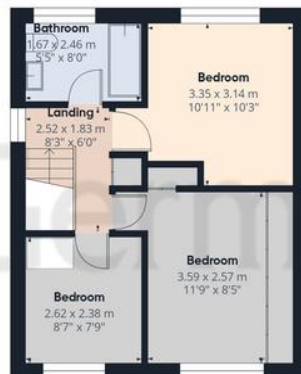
Our Ref: JGA/06052026

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
78.6 m²
846 ft²

(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.

GIRAFFE 360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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