4 Bed House - Semi-Detached

Price £295,000

Chaddesden Lane, Chaddesden Old Village, Derby, DE21 6LJ

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Occupying a sought after position in Chaddesden Old Village is this thoughtfully extended traditional semi detached family home of some 109 square metres, with the addition of a ground floor dependent relative / teenager annexe to the rear, offering a variety of further uses. This delightful house is well cared for throughout and is sited on a sizeable landscaped south facing plot. Gas central heating together with UPVC double glazing, this tastefully appointed property briefly comprises; entrance porch, reception hall, dining room, sitting room, well equipped kitchen. A rear hallway leads to the annexe which includes a living room/bedroom and shower room en-suite. To the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a three car driveway and private established rear garden. The property is sold freehold. Council tax band B. energy rating D.

Recessed Entrance Porch
With original Minton tiled floor.

Reception Hall

Having composite and opaque double glazed entrance door, laminated floor, understairs storage cupboard and staircase to first floor.

Dining Room 13'6" x 10'11" (4.12 x 3.33)

Having laminate floor, double glazed French doors to rear garden, radiator, twin glazed 'butler doors' to kitchen. An open arch leads to the;

Sitting Room 13'6" x 12'5" (4.12 x 3.81)

With feature fire surround having a coal effect gas fire, two wall light points, Tv connection point, radiator and UPVC double glazed 'cant' bay window.

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Fitted Kitchen 15'4" x 7'8" (4.69 x 2.34)

Having a range of fitted wall, base and drawer units with laminated working surfaces. Inset four burner gas hob with matching electric fan assisted oven and grill, space and plumbing for both automatic washing machine and dishwasher, UPVC double glazed windows. A timber and glazed door leads to the;

Rear Hallway

Having doors to both aspects and ceramic tiled floor. radiator.

Annexe

Living Room 13'4" x 9'10" (4.08 x 3.02)

Having a radiator, Tv connection point and UPVC double glazed window.

Shower Room

Having a modern white three piece suite comprising; low flush Wc, wash hand basin nestling on a vanity unit, walk in wet area with electric shower, part tiled walls with contrasting floor, radiator, extractor fan, UPVC opaque double glazed window.

First Floor

Landing

With UPVC opaque double glazed window.

Principal Bedroom 13'6" x 12'0" (4.12 x 3.66)

Having a radiator and UPVC double glazed window.

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Bedroom Two 13'6" x 10'2" maximum (4.12 x 3.12 maximum)

Having a radiator and UPVC double glazed window.

Bedroom Three 8'5" x 7'7" (2.58 x 2.33)

Having a radiator and UPVC double glazed window.

Bathroom

Having a modern white three piece suite

comprising; low centre flush Wc , pedestal wash hand basin and panelled bath with electric shower over.. Part tiled walls with contrasting floor, heated towel rail, ceiling LED downlighters, extractor fan and UPVC double glazed window.

Outside

The property stands on a large mature landscaped west facing plot at this highly popular residential address within Chaddesden Old Village. To the front is tarmac driveway with raised mature shrubbed borders and cold water tap to the side. The delightful private rear garden is laid to a shaped lawn with twin patio areas, timber decked sun terrace, mature shrubs and trees, timber potting shed, outside electric point and cold water tap.

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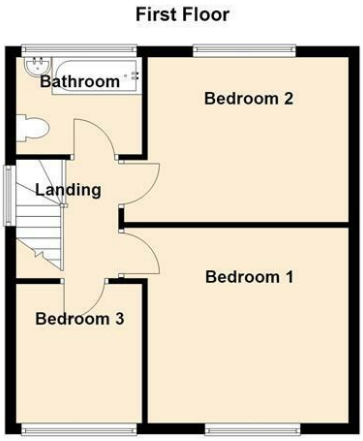

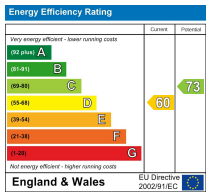

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