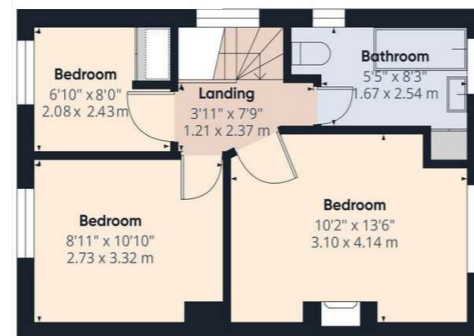




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Buyer Information:**  
 1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.  
 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.  
 3. Measurements: All measurements are approximate and provided for guidance only.  
 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.  
 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

**View This Property!**

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

## Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

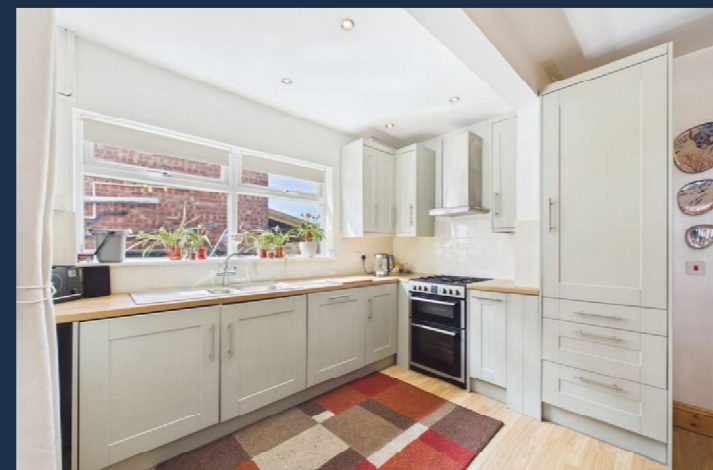
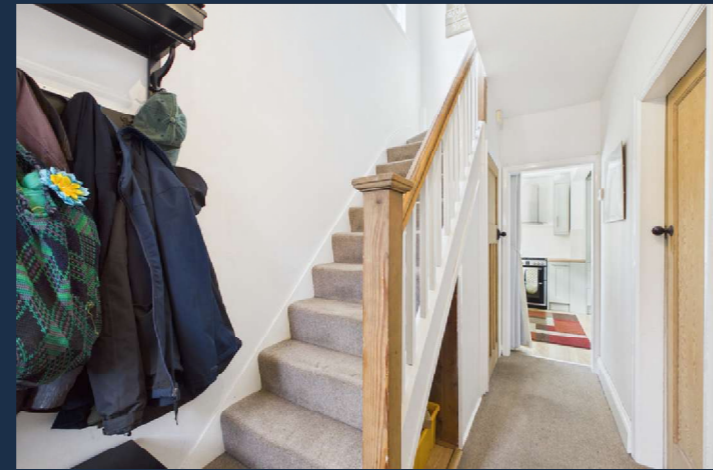
## Buxton Road, Chaddesden, DE21 4JJ

The accommodation briefly comprises two well-proportioned reception rooms, a cloaks/WC, three bedrooms, and a family bathroom fitted with a stylish three-piece suite. The property benefits from off-road parking, a tandem garage suitable for storage purposes, and a pleasant enclosed rear garden enjoying a good degree of privacy.

- Well- Presented Bay-Fronted Semi-Detached Home
- Extended To The Rear Creating Versatile Accommodation
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



**Full Description:**

This traditional bay-fronted semi-detached home has been substantially extended to the rear, creating spacious and versatile accommodation throughout. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer. The accommodation briefly comprises two well-proportioned reception rooms, a cloaks/WC, three bedrooms, and a family bathroom fitted with a stylish three-piece suite. Externally, the property benefits from off-road parking, a tandem garage suitable for storage purposes, and a pleasant enclosed rear garden enjoying a good degree of privacy.

In brief, the accommodation comprises an entrance hallway, downstairs cloakroom/WC, a sitting room with a bay window, and an open-plan kitchen/diner featuring a charming log-burning stove. The main focal point of the property is the extended and spacious lounge, complete with ceiling windows and French doors providing access to the rear garden.

To the first floor are three bedrooms, a landing with loft access, and a family bathroom fitted with a three-piece suite.

Outside, the front of the property benefits from a block-paved driveway providing off-road parking. Double gates lead down the side of the property to a tandem-length garage (for storage purposes as limited access). To the rear is a generous private and enclosed garden, mainly laid to lawn, with a patio area, seasonal flower beds, pond, gravelled seating area, garden shed, greenhouse, and a combination of fenced and hedged boundaries.

**Room Measurements & Details:**

- Entrance Hall:** (2'9" x 12'0") 0.84 x 3.66
- Cloaks/WC:** (2'7" x 4'10") 0.79 x 1.47
- Bay-Fronted Sitting Room:** (12'4" x 10'3") 3.76 x 3.12
- Kitchen Diner:** (16'2" x 13'8") 4.93 x 4.17
- Lounge/Family Room:** (13'4" x 21'4") 4.06 x 6.50
- First Floor Landing:** (3'11" x 7'9") 1.19 x 2.36
- Bedroom One:** (10'2" x 13'6") 3.10 x 4.11
- Bedroom Two:** (8'11" x 10'10") 2.72 x 3.30
- Bedroom Three:** (6'10" x 8'0") 2.08 x 2.43
- Bathroom:** (5'5" x 8'3") 1.65 x 2.51
- Garage:** (7'11" x 23'7") 2.41 x 7.19

*A Moving Experience...*