

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 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.

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.

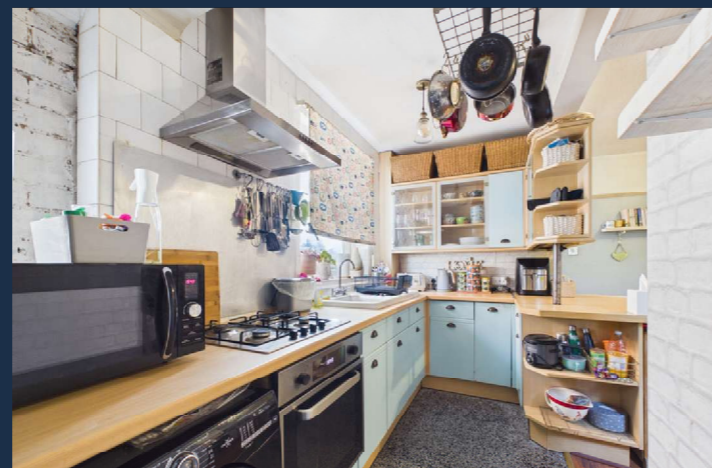
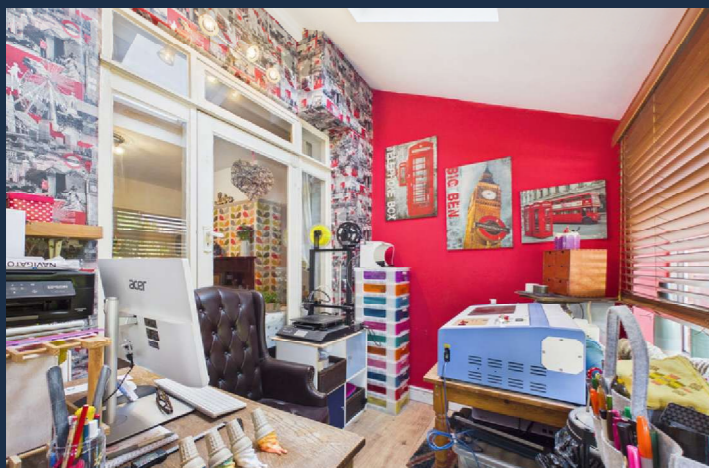
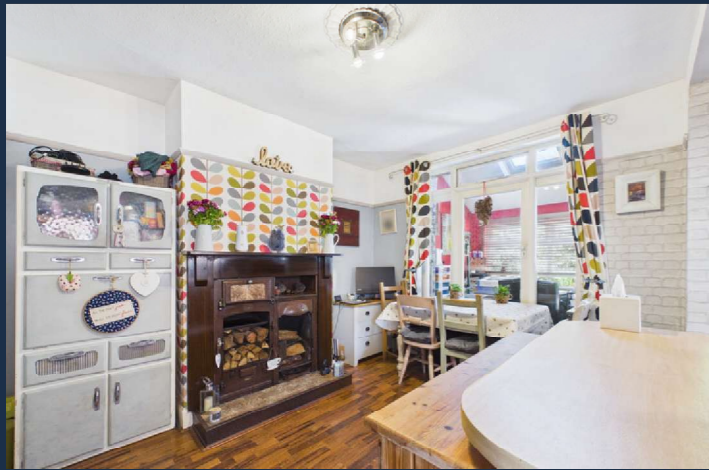
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.

Arridge Road, Chaddesden, DE21 6HQ | Freehold

A traditional bay-fronted 1930s semi-detached home, situated in the heart of Chaddesden and offering a wealth of character and charm, making it an ideal choice for the growing family. This attractive property provides practical and well-proportioned accommodation throughout, while retaining some original features synonymous with its era.

- Traditional 1930's Three Bedroomed Semi-Detached Home
- Character Accommodation With Generous Living Space
- Mature Rear Garden, Off-Road Parking, Garage
- EPC Rating D, Standard Construction
- Council Tax Band B, Freehold





Full Description:

Combining character with everyday functionality, the home offers comfortable living space ideally suited to family life. A particular feature of the property is the extensive and mature garden to the rear elevation together which would suit garden enthusiasts. To the front of the property, a driveway provides convenient off-road parking.

The accommodation is supplemented by gas fired central heating and double glazing and briefly comprises:- entrance porch, inviting entrance hallway with stained-glass windows and decorative wooden panelling, bay-fronted living room featuring a fireplace, alongside a separate dining room complete with an original cast-iron range, creating a focal point. The dining room opens into the kitchen, providing a functional layout for everyday family life, rear entrance lobby and study area.

To the first floor the landing provides access to three bedrooms, including two doubles, together with a family bathroom.

A particular feature of the property is the extensive and mature rear garden, offering a variety of established planting and a selection of fruit trees, creating a delightful outdoor space for families and keen gardeners alike. The garden also benefits from a garage/workshop, ideal for storage, hobbies, or workspace requirements. To the front of the property off-road parking is provided, adding further convenience to this family home.

Room Measurements & Details:

Entrance Porch: (1'9" x 3'9") 0.53 x 1.14

Entrance Hall: (8'3" x 5'5") 2.51 x 1.65

Living Room: (10'4" x 11'5") 3.15 x 3.48

Dining Kitchen:

Dining Area: (11'6" x 9'11") 3.51 x 3.02

Kitchen Area: (12'10" x 5'3") 3.91 x 1.60

Study: (6'11" x 8'6") 2.11 x 2.59

First Floor Landing: (3'0" x 8'7") 0.91 x 2.62

Bedroom One: (10'3" x 11'3") 3.12 x 3.43

Bedroom Two: (8'5" x 10'3") 2.57 x 3.12

Bedroom Three: (8'2" x 6'10") 2.49 x 2.08

Bathroom: (6'10" x 5'1") 2.08 x 1.55

A Moving Experience...