



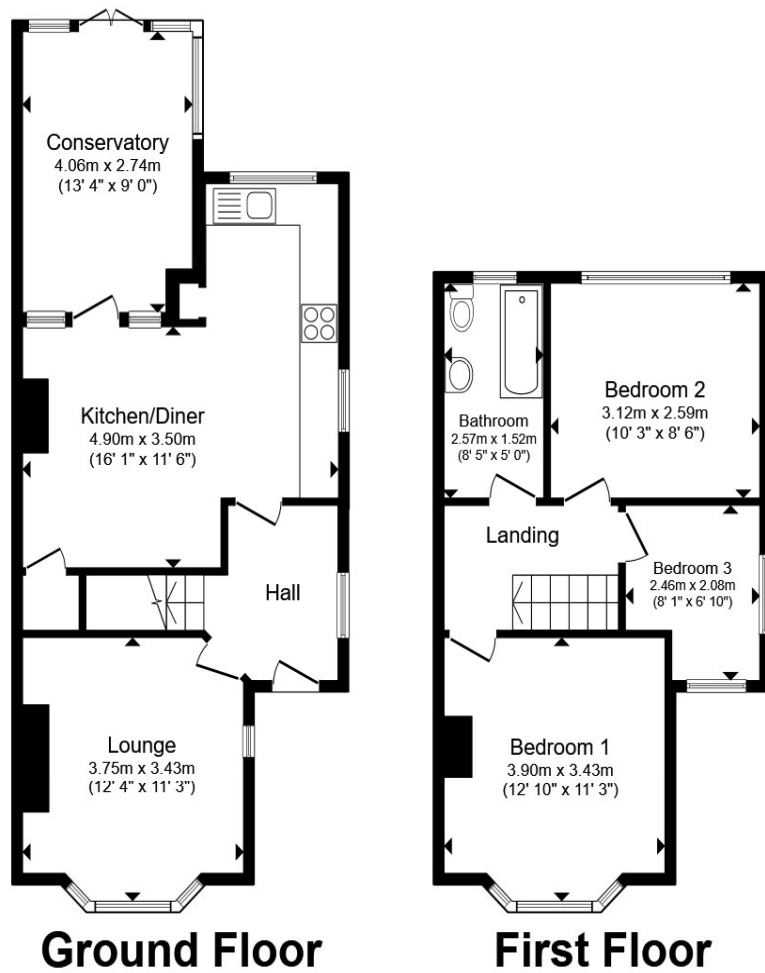
Chaddesden Park Road, Derby, DE21 6HD

welcome to

Chaddesden Park Road, Derby

A beautifully maintained three-bedroom semi-detached home in Chaddesden, offering spacious living, a bright conservatory, a generous garden, and modern family comforts. The home also benefits from a loft conversion, creating the potential for a fourth bedroom.





Lounge
12' 4" MAX x 11' 3" MAX (3.76m MAX x 3.43m MAX)

Kitchen Diner
16' 1" MAX x 11' 6" MAX (4.90m MAX x 3.51m MAX)

Conservatory
13' 4" MAX x 9' MAX (4.06m MAX x 2.74m MAX)

Bedroom 1
12' 10" MAX x 11' 3" MAX (3.91m MAX x 3.43m MAX)

Bedroom 2
10' 3" MAX x 8' 6" MAX (3.12m MAX x 2.59m MAX)

Bedroom 3
8' 1" MAX x 6' 10" MAX (2.46m MAX x 2.08m MAX)

Bathroom
8' 5" MAX x 5' MAX (2.57m MAX x 1.52m MAX)

Total floor area 89.7 m² (965 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

welcome to

Chaddesden Park Road, Derby

- Spacious lounge with fireplace and large bay windows
- Bright conservatory overlooking the garden
- Well-equipped fitted kitchen and dining area
- Three good-sized, fully carpeted bedrooms
- Modern family bathroom with fitted shower

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



view this property online bagshawsresidential.co.uk/Property/DBY121669



Property Ref:
DBY121669 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



bagshawsresidential.co.uk

Please note the marker reflects the postcode not the actual property