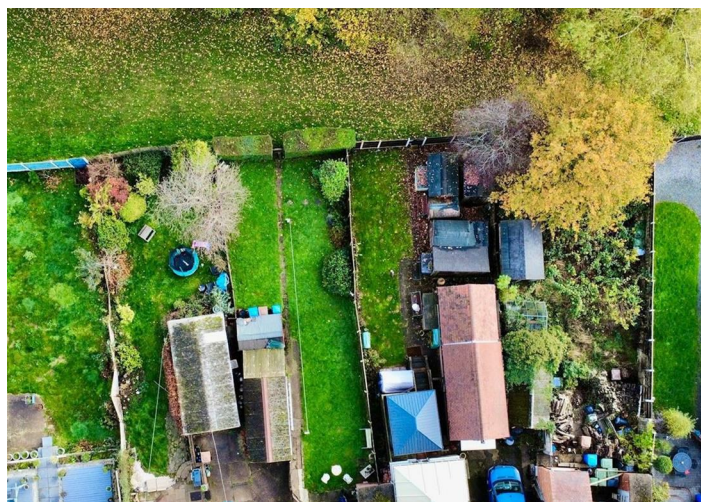


3 Bed House - Semi-Detached

Price £240,000

📍 Chaddesden Lane End, Chaddesden, Derby, DE21 6LP




www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
BY PAD GROUP

3 Bed House - Semi-Detached

£240,000

 Chaddesden Lane End, Chaddesden, Derby, DE21 6LP

Occupying arguably one of the best locations in this highly popular village, backing onto Chaddesden Park is this superior gas centrally heated and UPVC double glazed traditional semi detached family home offering immense potential to improve / extend (Subject to local authority planning consents). In brief; reception hall, bay fronted sitting room, dining kitchen. On the first floor a landing leads to three bedrooms and shower room. Outside is a shared driveway, car parking, garage and extensive gardens. The property is sold freehold. Council tax band B. Energy rating E. SOLD WITH NO UPWARD CHAIN.

Reception Hall



Sitting Room 12'11" x 12'7" (3.95 x 3.84)



With radiator and UPVC double glazed bow window

Dining Kitchen

Dining Area 12'7" x 10'11" (3.84 x 3.33)



With radiator and French door to rear garden.

Kitchen 7'3" x 6'7" (2.21 x 2.02)



Having a range of modern wall, base and drawer units with integrated oven and hob, UPVC double glazed windows with door to garden.



First Floor

Landing

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£240,000

 Chaddesden Lane End, Chaddesden, Derby, DE21 6LP

Bedroom One 13'8" x 11'6" (4.19 x 3.53)



With radiator and UPVC double glazed bow window.

Bedroom Two 11'6" x 10'1" (3.53 x 3.09)



With radiator and UPVC double glazed window offering delightful views over parkland.

Bedroom Three 7'10" x 7'1" (2.39 x 2.18)



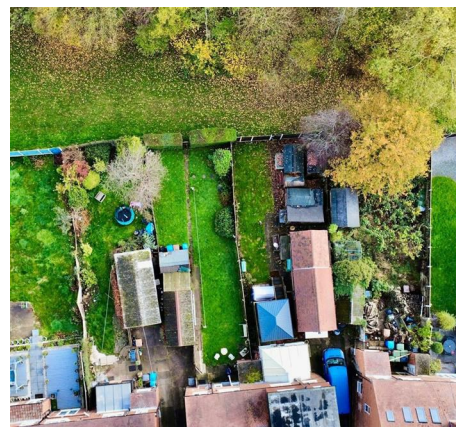
With radiator and UPVC double glazed window.

Shower Room 7'1" x 8'7" (2.18 x 2.63)

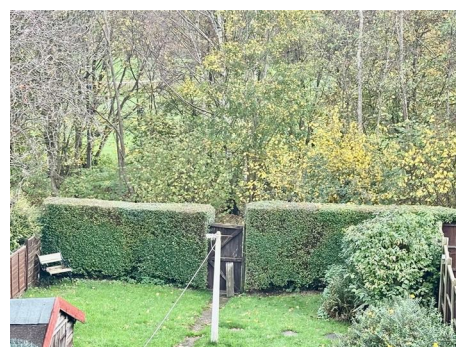


Having a modern white three piece suite comprising; low centre flush Wc, pedestal wash hand basin and walk in shower cubicle.

Outside



This delightful property is located on a mature plot with car parking, garaging and gated access to Chaddesden Park.




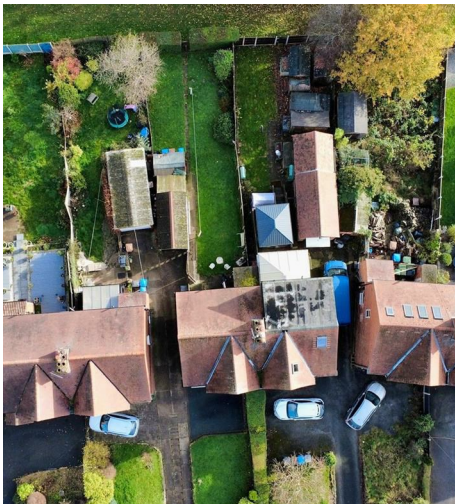
www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

3 Bed House - Semi-Detached

£240,000

 Chaddesden Lane End, Chaddesden, Derby, DE21 6LP

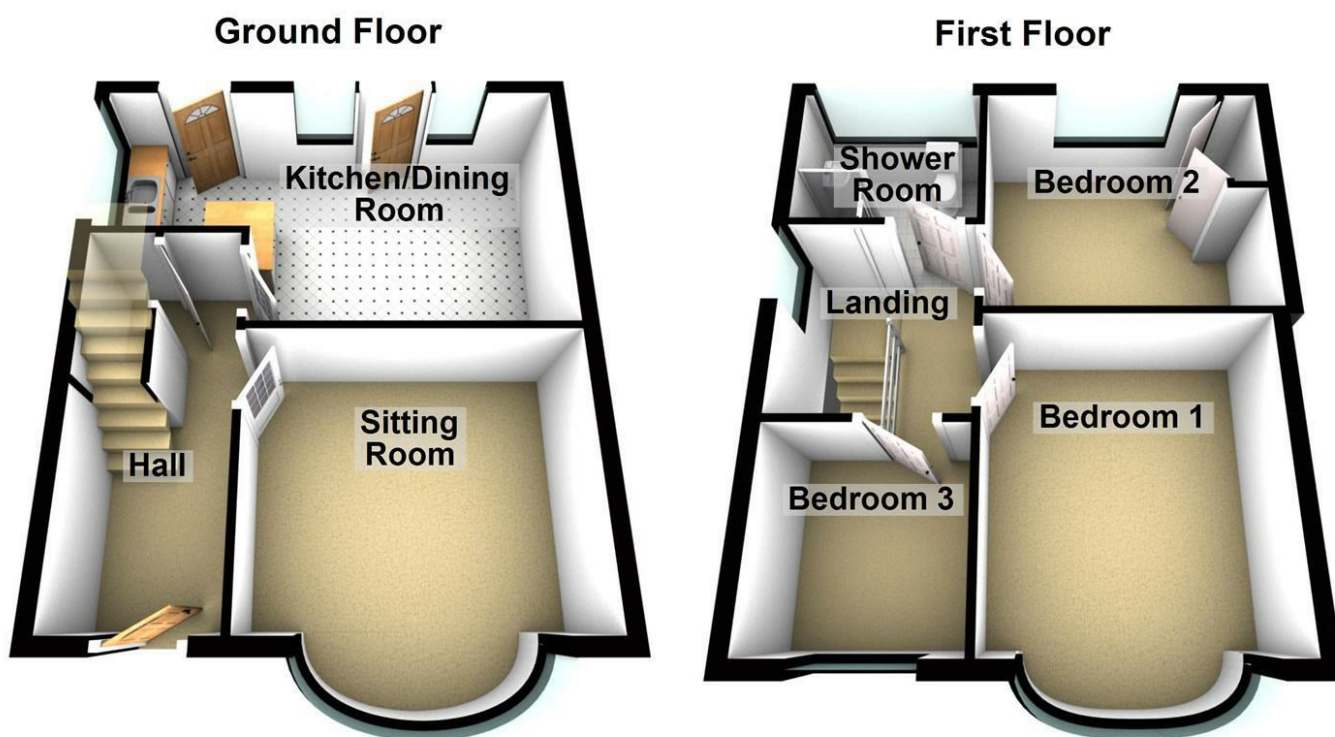


www.phillipsandco.co.uk | 01332 40 25 25

3 Bed House - Semi-Detached

£240,000

Chaddesden Lane End, Chaddesden, Derby, DE21 6LP



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	89	
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	45	
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

www.phillipsandco.co.uk | 01332 40 25 25

