



Chester Green Road
DERBY



Property Description

The beautifully presented 2 bedroom extended terraced property boasts both traditional character features as well as modern living in the desirable area of Derby. Chester Green Road is close to local amenities such as schools, shops, bus routes, a short walk away from Darley Park, easy commute to the city as well as major road links. In brief this spacious property comprises of an entrance hallway from the front door with access to the stairs leading to the first floor and doors to the lounge and dining room with an extended kitchen to the rear. To the first floor there are two double bedrooms and a four piece family bathroom suite. Outside there is a secure private mature rear garden which is also easily manageable and to the front the property stands proud with permit parking and the open green. This property truly needs to be viewed to appreciate the space and character features it has to offer.

Entrance Hallway

The entrance hallway is accessed from the front door with an additional internal door, radiator and vinyl flooring and allows access to the first floor and has doors leading to the lounge and dining room.

Lounge

The front lounge is laid to carpet, double glazed sash windows with fitted window shutters, log burner with feature surround around and boasts the high ceilings with the ceiling coving around the borders.

Dining Room

The rear dining room boasts original features with the chimney breast and recess either side with one having a fitted bookcase and cupboard, laminate flooring, double glazed window to the rear with radiator below.

Kitchen

Located to the rear of the property the extended kitchen comprises of a variety of matching wall and base units with granite tops over, gas hobs, sink and drainer unit with mixer tap over, integrated electric oven, microwave oven, warmer draw, fridge freezer, dishwasher and washing machine, french doors to the rear, skylight double glazed windows, radiator and tiled flooring, with underfloor heating. Additionally there is a door which leads to the under stairs storage.

First Floor Landing

The first floor landing allows access to all areas of the first floor has a new loft hatch with ladders leading up as well as the original hatch allowing in natural lighting , carpet flooring and storage cupboard.

Bedroom One

Situated to the front elevation this large double bedroom has high ceilings , two double glazed sash windows to the front , two radiators , and hardwood flooring.

Bedroom Two

This double bedroom is situated to the rear elevation with carpet flooring , double glazed window to the rear , radiator and boasts the high ceilings and ample space.

Family Bathroom

The four piece family suite comprises of; a free standing bath , shower cubicle, lower level w/c and wash hand basin with mixer tap over , frosted UPVC window to the rear , radiator with towel holder over , storage cupboard and laminate flooring.

Outside

Front

To the front the property stands proud from the pavement with permit parking for residents and their guests and overlooks Chester Green and play area for the younger family or even to take a walk when wanting to be outside.

Rear

The rear garden is easily manageable with patio area and pebbles with an established mature garden that boasts ample colour in the warmer months allowing a great space to spend with family and friends. it is secured with fenced boundaries and is deceptively spacious.









Total floor area 101.4 m² (1,091 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



To view this property please contact Hall & Benson on

T 01332 555 945
E allectree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ATR102712

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR102712 - 0003