



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.

### Oregon Way, Chaddesden, DE21 6UR | Freehold

This well proportioned, extended and deceptively spacious four bedroomed home is available for sale with no upward chain and provides versatile accommodation to create an ideal family home.

- Extended And Spacious Detached Family Home
- Set Back From Oregon Way, No upward chain
- EPC Rating C, Standard Construction
- Council Tax Band C, Freehold
- Ample Parking And Good Size Garage



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.



This well proportioned, extended and deceptively spacious four bedroomed home is available for sale with no upward chain and provides versatile accommodation to create an ideal family home. The property is available with no upward chain.

The property is set back from Oregon Way and benefits from gas fired central heating (via a combination central heating boiler), UPVC double glazing and briefly comprises:- side reception hallway with decorative tiled flooring, spacious open plan and extended living/dining/kitchen with French doors to the rear garden and feature roof lantern to the sitting area. Utility room, lounge, optional four double bedroom/dining room and family bathroom with a four piece suite. To the first floor are three double bedrooms, master bedroom having an en-suite shower room.

Outside, the property is set back from Oregon Way and benefits from a presscrete driveway providing ample off road parking for a number of vehicles together with lawned garden area. The driveway continues to the side elevation and gated access leads to additional parking and a larger than average garage/workshop. There is an enclosed rear garden.

**Side Reception Hallway:**

**Spacious Open Plan and Extended Living/Dining Kitchen:** (20'1" x 15'9") 6.12 x 4.80

**Utility Room:** (9'8" x 4'2") 2.94 x 1.27

**Lounge:** (14'8" x 11'2") 4.47 x 3.40

**Optional Bedroom Four/Dining Room:** (12'4" x 7'8") 3.76 x 2.34

**Family Bathroom (with four piece suite):** (8'9" x 7'8") 2.66 x 2.34

**First Floor Landing: Master Bedroom :** (15'8" x 11'10") 4.77 x 3.60

**En-Suite Shower Room:** (7'5" x 3'7") 2.26 x 1.09

**Double Bedroom Two (with fitted wardrobes):** (11'9" x 7'7") 3.58 x 2.31

**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.

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