







76 Northwood Avenue, Derby, DE21 6JH

£179,999

A spacious three-bedroom semi-detached home offering well-proportioned accommodation, gardens and off-road parking in a popular Chaddesden location.

The accommodation includes a bright dual-aspect living room, fitted kitchen with direct access to the garden, three generous bedrooms, a family bathroom and a ground floor WC. The layout is well suited to families and professionals alike.

Externally, the property benefits from gardens to the front and side, together with a driveway providing off-road parking. Conveniently located close to local amenities, schools and transport links, the property offers easy access to Derby city centre and surrounding areas.

Entrance Hall
With wood-effect flooring, gas central heating radiator, access to the ground floor accommodation and stairs rising to the first floor.

Living Room
A bright reception room with double glazed windows to dual aspects, carpeted flooring, gas central heating radiator and electric fire.

Kitchen
Fitted with a range of wall and base units incorporating drawers and cupboards, stainless steel sink with mixer tap, and a Tecnik five-ring gas hob with oven and extractor hood over. Having tiled flooring, gas central heating radiator, large double glazed windows to both side elevations and a uPVC door leading to the garden. There is also space and plumbing for a washing machine and tumble dryer, together with space for a fridge freezer.

WC
Comprising a low-level WC and wall-hung wash hand basin, with vinyl flooring, part-tiled walls and a frosted window to the side elevation

Landing
With carpeted flooring, frosted window to the side elevation, access to loft space and doors leading to all first-floor accommodation.

Bedroom One
A spacious double bedroom featuring carpeted flooring, dual-aspect windows allowing for an abundance of natural light, and fitted wardrobes providing excellent storage. Generously proportioned throughout.

Bedroom Two
A well-proportioned double bedroom featuring carpeted flooring, a double-glazed window providing natural light, and a central heating radiator.

Bedroom Three
A well-proportioned bedroom featuring carpeted flooring, a double-glazed window providing natural light, and a central heating radiator.

Garden & Outside
The garden benefits from a corner plot setting and is bordered by a mature privet hedge. There is a lawned area to the side of the property, while the garden adjoining the kitchen is laid to both patio and lawn, providing a practical outdoor space.

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All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.
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Floor Plan



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Approximate total area[1]

693 ft²

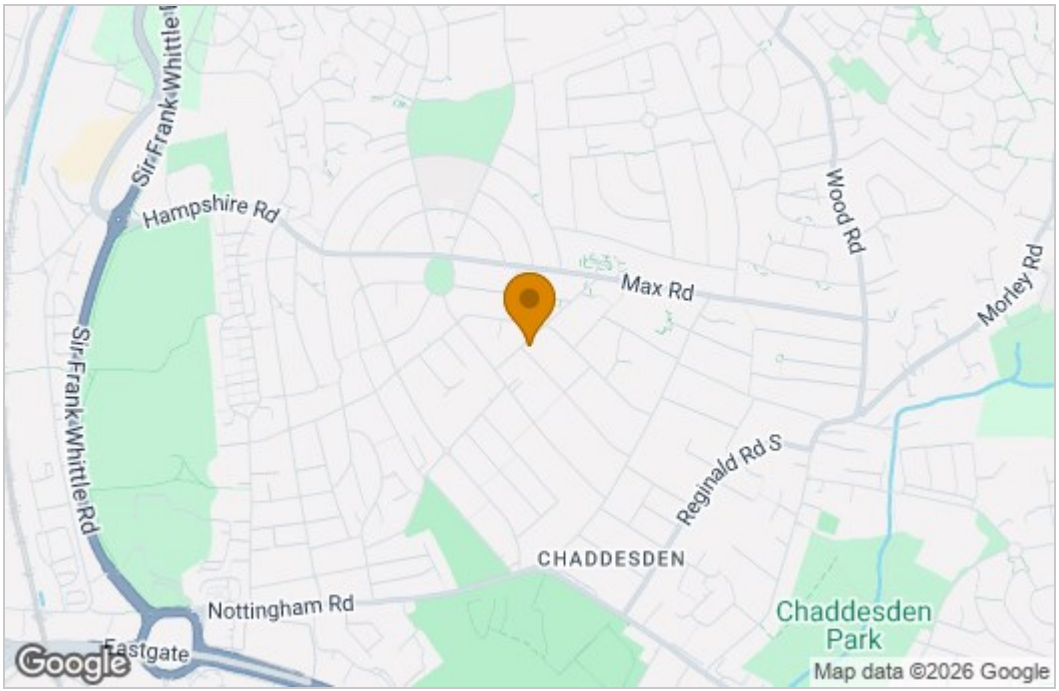
64.4 m²

(1) Excluding balconies and terraces

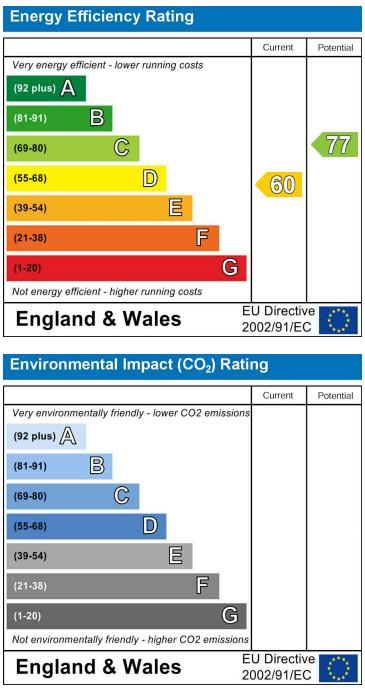
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Map



Energy Efficiency Graph



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