



Approximate total area\*  
422 sq ft  
39.2 m<sup>2</sup>

(\*) Including balconies and terraces

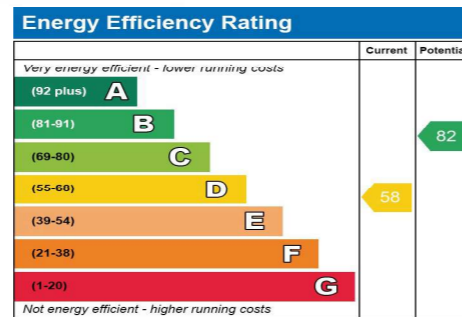
Calculations conform to the BS5395  
B1 standard. Measurements are  
approximate and not to scale. This  
floor plan is provided for illustration  
only.  
DRAFT 2008



Approximate total area\*  
272 sq ft  
25.7 m<sup>2</sup>

(\*) Including balconies and terraces

Calculations conform to the BS5395  
B1 standard. Measurements are  
approximate and not to scale. This  
floor plan is provided for illustration  
only.  
DRAFT 2008



## 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.

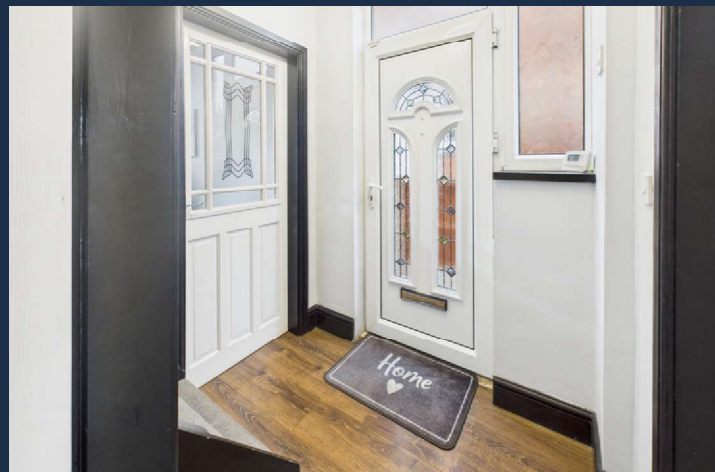
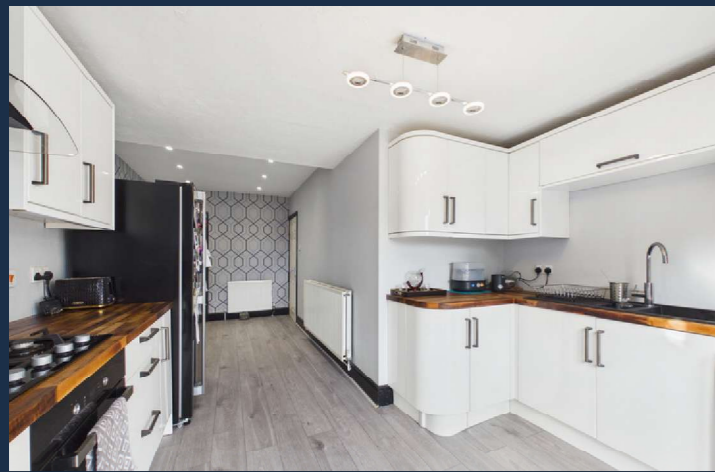
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.

### Highfield Lane, Chaddesden, DE21 6PJ

Much-improved, well-appointed, and extended bay-fronted semi-detached home, occupying a popular location close to local amenities. The property benefits from an open-plan, refitted dining/living kitchen with French doors leading to the rear garden, three bedrooms, off-road parking, and an enclosed rear garden.

- Well- Presented And Extended Semi-Detached Home
- Spacious Open Plan Living/Dining Kitchen With French Doors To The Rear Garden
- EPC Rating D, Standard Construction
- Council Tax Band A, Freehold





**Full Description:**

An early viewing is highly recommended for this much-improved, well-appointed, and extended bay-fronted semi-detached home, occupying a popular location close to local amenities. The property benefits from an open-plan, refitted dining/living kitchen with French doors leading to the rear garden, three bedrooms, off-road parking, and an enclosed rear garden.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hallway, bay fronted lounge, open plan living/dining kitchen and refitted bathroom with a three piece suite. To the first floor the landing provides access to three bedrooms.

Outside, off-road parking is provided to the front elevation and there is an enclosed rear garden.

**Room Measurements & Details:**

- Entrance Hallway:** (4'5" x 5'7") 1.35 x 1.70
- Living Room:** (12'6" x 12'0") 3.81 x 3.66
- Open Plan Living/Dining Kitchen:** (
- Dining Area:** (7'8" x 13'3") 2.34 x 4.04
- Kitchen Area:** (11'6" x 7'8") 3.51 x 2.34
- Bathroom:** (4'3" x 9'10") 1.30 x 3.00
- First Floor Landing:** (5'10" x 2'9") 1.78 x 0.84
- Bedroom One:** (12'8" x 12'8") 3.86 x 3.86
- Bedroom Two:** (6'7" x 9'5") 2.01 x 2.87
- Bedroom Three:** (5'8" x 6'8") 1.73 x 2.03

**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.

Highfield Lane, Chaddesden, DE21 6PJ | Freehold

*A Moving Experience...*