



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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.

Nottingham Road, Chaddesden, DE21 6SX | Freehold

A particularly well maintained and presented detached family home having been extended to the rear elevation and offered with no upward chain. The property benefits from a spacious dual aspect lounge/dining room, off road parking and a south-facing rear garden.

- Attractive Bay Fronted Extended Detached Family Home
- No Upward Chain, Viewing Highly Recommended
- South-Facing Rear Garden, Off-Road Parking
- EPC Rating E, Standard Construction
- Council Tax Band B, Freehold





Full Description:

The accommodation is supplemented by gas fired central heating, double glazing and a security alarm system and briefly comprises:- spacious reception hallway, cloakroom/WC, attractive dual aspect through lounge/dining room and extended kitchen.

To the first floor the balcony landing provides access to three bedrooms (two double) and family bathroom.

Outside, there is off-road parking to the front elevation and an enclosed, south-facing rear garden which enjoys a degree of privacy.

Room Measurements & Details:

Deep Reception Hallway:

Cloakroom /WC:

Spacious Through Lounge/Dining Room: (23'7" x 11'8") 7.19 x 3.56

Extended Kitchen: (13'5" x 8'6") 4.09 x 2.59

First Floor Balcony Landing:

Double Bedroom One: (11'9" x 10'9") 3.58 x 3.28

Double Bedroom Two: (12'0" x 10'10") 3.66 x 3.30

Bedroom Three: (7'0" x 6'7") 2.13 x 2.01

Bathroom: (7'0" x 6'9") 2.13 x 2.06

Outside:

There is a driveway to the front elevation providing off-road parking. Double timber gates to the side elevation leading to the enclosed and pleasant rear garden which enjoys a degree of privacy a south-facing aspect. There is a paved patio area incorporating a fitted seating area and there is a lawned garden beyond with two garden sheds.

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.

A Moving Experience...