



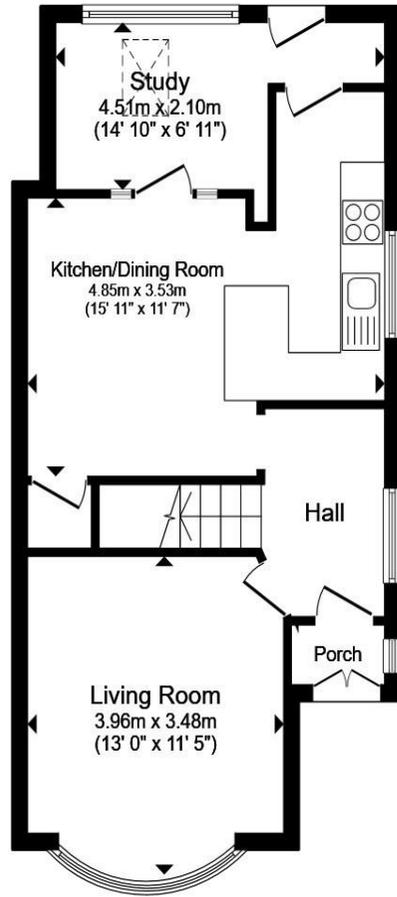
**Arridge Road, Chaddesden Derby DE21 6HQ**

**welcome to**

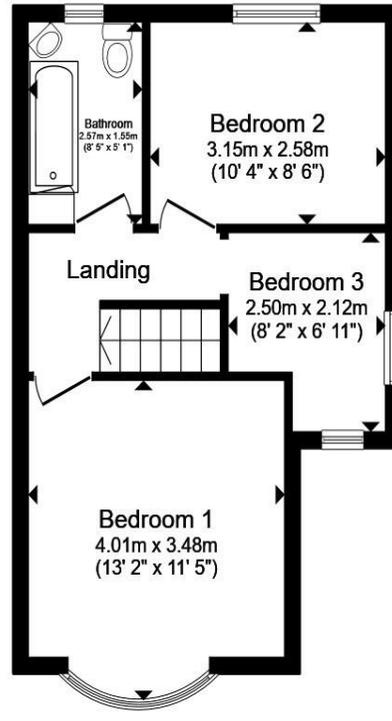
**Arridge Road, Chaddesden Derby**

A quirky and spacious 3-bed semi-detached home in Chaddesden, offering 1930's charm, generous rooms, a vintage kitchen-diner, study area, and a large garden with hot tub. Ideal for families, first-time buyers, or investors.





**Ground Floor**



**First Floor**

**Living Room**

13' MAX x 11' 5" MAX ( 3.96m MAX x 3.48m MAX )

**Kitchen / Diner**

15' 11" MAX x 11' 7" MAX ( 4.85m MAX x 3.53m MAX )

**Study**

14' 10" MAX x 6' 11" MAX ( 4.52m MAX x 2.11m MAX )

**Bedroom 1**

13' 2" MAX x 11' 5" MAX ( 4.01m MAX x 3.48m MAX )

**Bedroom 2**

10' 4" MAX x 8' 6" MAX ( 3.15m MAX x 2.59m MAX )

**Bathroom**

8' 5" MAX x 5' 1" MAX ( 2.57m MAX x 1.55m MAX )

**Bedroom 3**

8' 2" MAX x 6' 11" MAX ( 2.49m MAX x 2.11m MAX )

Total floor area 82.6 m<sup>2</sup> (889 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](http://www.propertybox.io)



## welcome to Arridge Road, Chaddesden

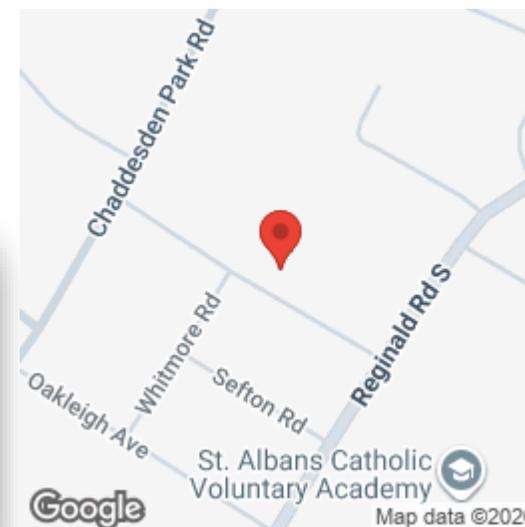
- Beautiful 1930s semi-detached home full of original character and period charm
- Spacious hallway with parquet flooring, wood panelling and stained-glass windows
- Bright bay-fronted living room featuring an impressive stone-work fireplace
- Vintage kitchen-diner with wood fireplace and adjoining study area
- Exceptional mature garden with hot tub area, fire pit and shaded arbour

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY121115](https://www.bagshawsresidential.co.uk/Property/DBY121115)



Property Ref:  
DBY121115 - 0010

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