

# New Chestnut Place

Derby, DE23 1JT



An opportunity to acquire this modern end townhouse in a quiet cul de sac conveniently located off Stenson Road in Derby. The property is set back behind its own tandem driveway leading to a single garage. To the rear is a good sized enclosed garden.

£220,000

John German 

Internally the property is double glazed and gas centrally heated with hall, staircase to first floor with guest cloakroom and door to open plan living space with lounge/dining room with fitted kitchen off. Off the first floor landing access is gained to three bedrooms and a bathroom.

The property's location off Stenson Road gives easy access to a good range of amenities on Blagreaves Lane in nearby village centre and easy access on to the ring road, retail parks and the city centre.

#### ON THE GROUND FLOOR

Entrance door provides access to, ENTRANCE HALL  
Radiator, telephone point, staircase to first floor and door to,

#### GUEST CLOAKROOM

Comprising low flush w.c, wash hand basin.

#### SUPERB OPEN PLAN LIVING SPACE

7.3 X 4.5 (23'11" X 14'9")

Comprising,

#### LOUNGE/DINING AREA

Radiator, TV point, decorative coving, upvc double glazed french doors and matching windows to either side overlooking the garden.

#### KITCHEN AREA

U-shaped granite effect preparation surface with stainless steel sink unit with mixer tap, base and wall mounted cupboards, drawers, inset gas hob with extractor hood over, built in oven under, integrated fridge and freezer, space for washing machine, window to front.

#### ON THE FIRST FLOOR LANDING

##### BEDROOM ONE

4.5 X 2.5 (14'9" X 8'2")

Radiator, fitted cupboard, double glazed window to front.

##### BEDROOM TWO

2.9 X 2.6 (9'6" X 8'6")

Radiator, double glazed window to rear.

##### BEDROOM THREE 2 X 1.9 (6'7" X 6'3")

Radiator, double glazed window to rear.

##### BATHROOM

2.4 x 1.9 (7'10" x 6'3")

Partly tiled with a white suite comprising low flush WC, pedestal wash basin, bath with integrated shower over, radiator, extractor fan, window to side.

##### OUTSIDE & GARDENS

The property sits behind its own tandem driveway which leads to: SINGLE GARAGE. There is a gate to the side of the property leading to the good sized enclosed rear garden.

Please note, the house is tenanted until 26th June 2024

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains.

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

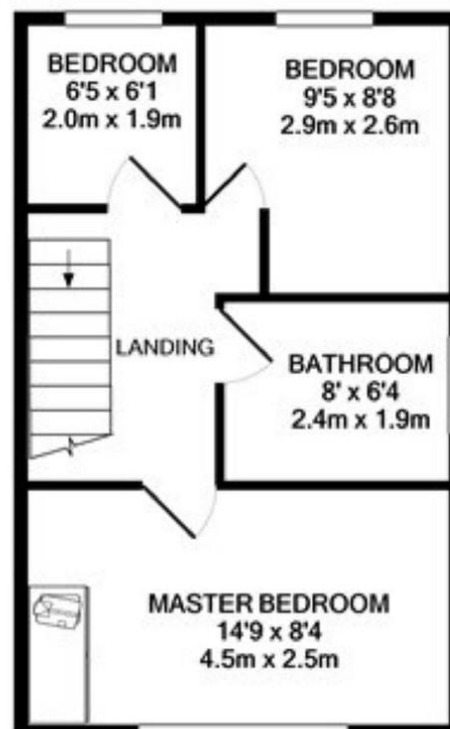
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

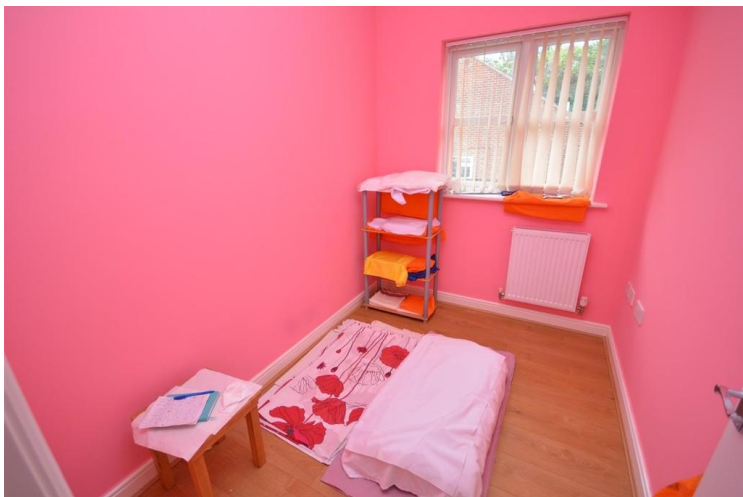
**Local Authority/Tax Band:** Derby City Council / Tax Band B

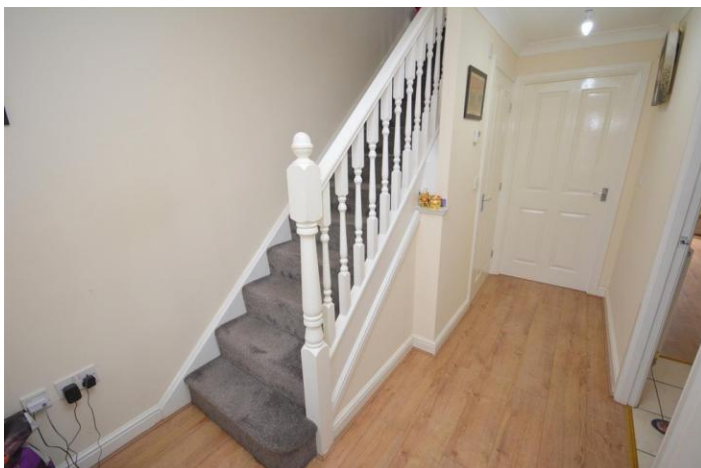
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.  
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