

# Nottingham Road

Chaddesden, Derby, DE21 6PF

John German









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£290,000

NO UPWARD CHAIN

**Exceptional family extended and extensively refurbished by the current owners. Finished to a very high standard. Lovely family friendly layout, plenty of sociable rooms as well as private spaces to escape to. The garden is a great feature with formal gardens as well as a large vegetable plot.**

The property has been subject to a comprehensive range of improvements over recent years and benefits from an overhauled gas fired central heating system, combination central heating boiler (eight years old), replacement uPVC double glazing, re-wired and re-plastered throughout, a new kitchen and bathroom, new utility room, new conservatory and breakfast room.

Located in the heart of Chaddesden close to a fabulous range of local amenities including shops, eateries, schools, leisure and healthcare facilities all within easy walking distance. Pride Park is also easily accessible on foot and Chaddesden Park sits almost opposite the property. There are great transport links via the A52/A6/A50/M1 and Derby city centre is just a short car/bus journey or around a 45 minute walk.

Entrance to the property is via a replacement wood effect uPVC double glazed entrance door set into an arched surround featuring uPVC double glazed stained glass windows.

The spacious entrance hall has stairs leading to the first floor with under stairs storage, laminate flooring, hanging space for coats, coved ceiling and glazed internal doors leading off to the ground floor living spaces.

The main living room has a lovely uPVC double glazed window to the front and sits open plan to the dining room with laminate flooring running through both spaces, modern central heating radiators and coved ceilings. At the far end of the room is a living flame effect electric fire with a cast-iron back and elegant surround, uPVC double glazed French doors leading into the conservatory.

The conservatory has uPVC double glazed windows providing great views over the garden and a glass roof, laminate flooring power and lighting, French doors with steps leading down to the garden.

Sliding uPVC double glazed doors lead into the breakfast room which has a sloping roof with ceiling spotlights, uPVC double glazed windows with views over the garden, fitted base and eye level fitted storage units with worktop space over, laminate floor, door to utility and a uPVC courtesy door into the garage/store.

The utility/WC is fitted with base and eye level units with roll edge worktops, inset stainless steel sink unit, tiled splashbacks, plumbing for washing machine and a low flush WC.

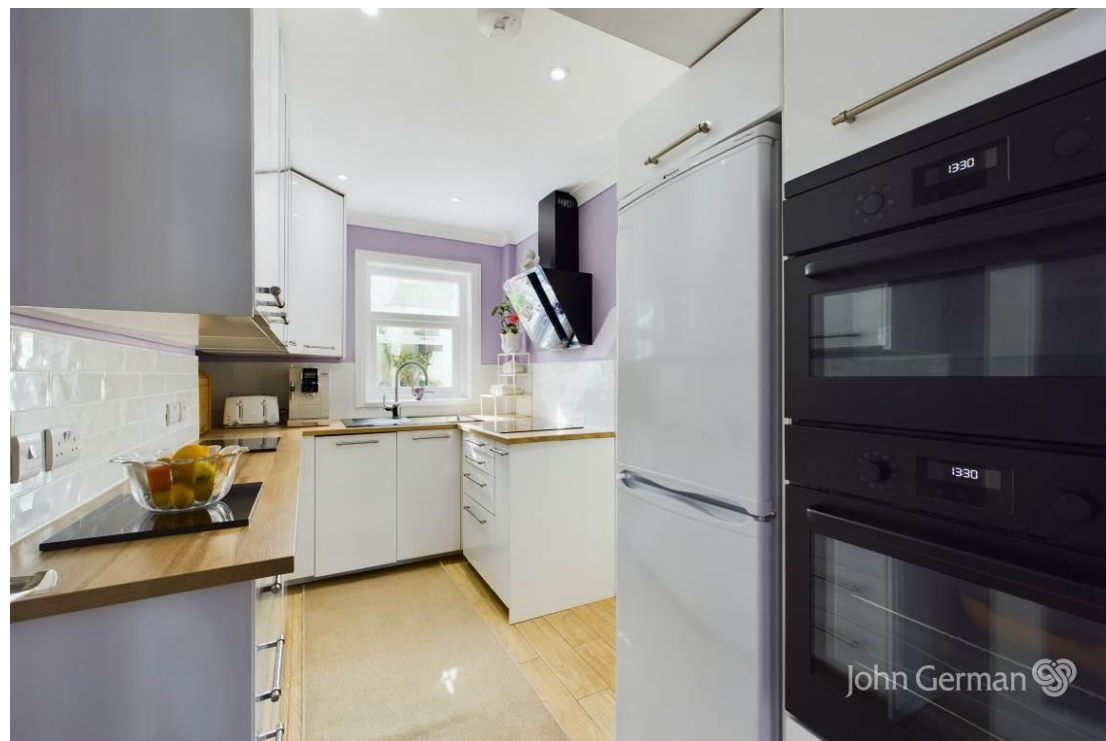
On the first floor carpeted stairs lead to a central landing with a uPVC double glazed window to the side and doors leading off to the bedrooms and bathroom.

The bathroom is fully tiled and fitted with a "P" shaped bath with shower over and a glass shower screen, low flush WC, a lovely moulded ceramic wash basin set on a vanity unit with built-in storage, radiator/towel rail, recessed display shelving and concealed boiler. UPVC double glazed window to the rear.

Bedroom one has a uPVC double glazed window overlooking the front garden, bedroom three also overlooks the front while bedroom two has a lovely view over the rear garden. All have fitted carpeting and central heating.

Outside, the property is well set back from the road behind a lawned front garden with privet boundary hedging and a block paved driveway providing ample off road parking as well as access to the bike garage/garden store which measures 7'11 x 6'8. Extensive further storage is available in the basement under the house which has power and lighting laid on.

The rear garden is south facing and an excellent size having been landscaped and divided into three main sections, the first of which is closest to the house and forms the formal garden with a large paved patio leading onto a well kept lawn with well stocked ornamental borders. A pathway runs to the rear of the plot past a vegetable plot with walnut trees and a range of fruit bushes to the rear of the garden say under the shade of an old oak tree is a barbeque area.



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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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

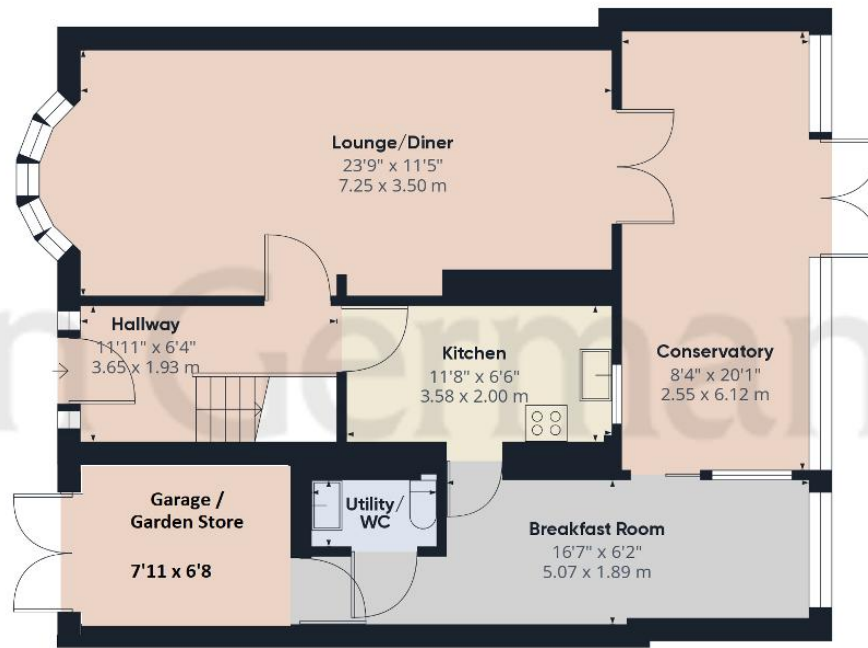
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17092024

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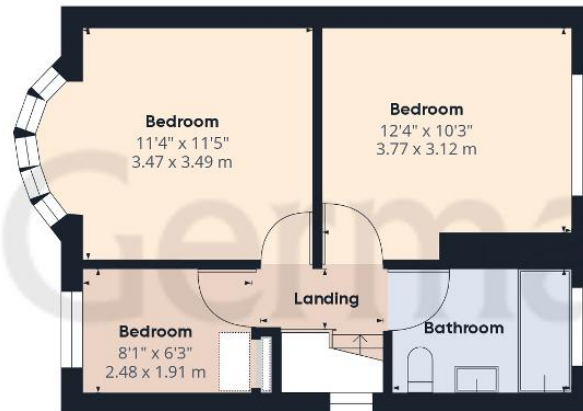


Ground Floor

Approximate total area<sup>(1)</sup>

1124.51 ft<sup>2</sup>

104.47 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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