

St. Johns Avenue
Chaddesden, Derby, DE21 6SE



The current owners have renovated the property with the intention of moving into it prior to a change of circumstances. Completed with great attention to detail leaving nothing to do, this really is the perfect turnkey property.



£279,950

John German 

The work on the property has all been completed with the relevant certificates available with a high quality finish. Located on the edge of Chaddesden village which is a vibrant residential suburb of Derby with a wide range of shopping facilities Schools pubs and restaurants. Derby city centre is a short distance away with its wealth of bars, restaurants and the Derbion shopping centre. This property is perfectly positioned for ease of access to the A52 giving onward travel to the A50 and M1 corridor.

Entrance to the property is via a spacious light and airy entrance hall with laminate flooring a uPVC double glazed entrance door with opaque glazed windows on either side. Stairs lead to the first floor landing whilst glazed internal doors lead off to the ground floor living spaces.

The guest cloaks/WC is located beneath the stairs comprising low flush WC and vanity washbasin with storage beneath, laminate flooring window to the side.

The main sitting room is located to the front of the property with a large bay window overlooking the front elevation, laminate flooring, coved ceiling, wall lights and a decorative fireplace with accent lighting and an electric point for a fire if desired.

The dining room is located to the rear and is open plan to the kitchen fitted with laminate flooring, coved ceiling and French doors with matching glazed panels providing lots of natural light as well as views down the garden and access out on the rear patio.

The stylish modern kitchen has been fitted with a range of wall and base cupboards with worksurfaces and an inset stainless steel sink unit with drainer, brass effect mixer tap, tiled splashbacks, eye level oven, four ring halogen hob with extractor hood over, integrated slimline dishwasher, cupboard for an integrated fridge/freezer (not currently fitted), window with views down the garden, patterned flooring, double glazed door to the rear elevation and a cupboard housing a boiler providing domestic hot water and central heating.

On the first floor carpeted stairs lead to a central landing with window to the side, doors leading off to the bedrooms and bathroom. There are two excellent double bedrooms with newly fitted carpets with large windows to the front and rear

respectively. The third bedroom has open shelving, a newly fitted carpet and a window to the front.

The bathroom is fitted with a full three piece suite comprising low flush WC, vanity washbasin with storage beneath and a panelled bath with shower over and glass screen, vertical heated towel radiator, full height ceramic tiling, patterned flooring, two windows to the side.

The property sits back from the road behind a low maintenance front garden with a tarmaced driveway. Gated access to the side of the house leads to a generous fully enclosed rear garden with a block paved patio area adjacent to the house, leading onto a well kept lawn. There is hard standing for a garden shed, a timber greenhouse and at the bottom of the garden is a cabin. The cabin has double glazed windows and provides potential for a range of uses measuring 9'10" x 20'.

Agents note: There are covenants appertaining to this property, a copy of the land registry is available upon request.

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:** Driveway

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: TBC

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

Our Ref: JGA04112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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