

Reginald Road North

Chaddesden, Derby, DE21 6HU



Lovely traditional bay fronted semi, perfect for first time buyers. Located in the centre of Chaddesden, surrounded by a great range of amenities and benefitting from excellent transport links.

£185,000



John German

Entrance to the property is via a charming side entrance hall with a new uPVC entrance door with an attractive double glazed circular inset window, a uPVC double glazed top light and side window, laminate flooring and stairs rising to the first floor.

To the front of the house is a nicely proportioned living room with laminate flooring, a large bay window and a feature fireplace with an "Adam style" fire surround, marble back and hearth and gas fire.

To the rear of the house is a dining kitchen with laminate flooring, French doors opening out onto the rear deck, a built-in pantry cupboard and kitchen area fitted with a range of base units with worktop space over, stainless steel sink and a window to the side.

On the first floor, doors lead off a central landing to the bedrooms and bathroom. The main bedroom has a matching bay window to the one below and is a lovely spacious and bright room. Bedroom two is also a good size with a large window with lovely views overlooking the rear garden and tree tops towards the church. The bathroom has been completely refitted with a contemporary suite comprising panelled bath with shower over and glass screen, vanity wash basin with storage beneath and a concealed flush WC, extensive tiling to splashback areas, window to the side.

Outside, the property is set back from the road with a tarmaced driveway providing off road parking. Access along the side of the property leads to the main entrance door with gated access to the rear garden.

At the rear you will step through the gate into a raised timber deck with balustrade and steps leading down to the lawn. There is a brick coal shed and a timber garden store also located on the deck. The lawn has ornamental borders and there is a paved seating area and stepping stone pathway leading to the end of the garden where there are two timber garden sheds and a greenhouse. The rear garden benefits from not being overlooked at all from the rear and a tree lined back drop.

Reginald Road North is great spot in the centre of the popular suburb of Chaddesden which provides a fantastic range of amenities including a diverse range of shops, local schools, cycle routes and regular bus services together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

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
Our Ref: JGA/26092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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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