

# Wood Road

Chaddesden, Derby City, DE21 4LZ



Extremely convenient location, local shops & schools all within walking distance falling with in the sought after Cavendish Close School catchment, perfect for families & first time buyers looking for a spacious three-bedroom home featuring additions such as a ground floor cloaks/WC & conservatory.

£215,000

John German

Benefiting from uPVC double glazing, gas central heating and a security alarm system. The seller has also pledged to include a range of bedroom furniture, vertical blinds as well as a range of garden furniture including large composite Keter sheds and a summerhouse.

**Accommodation** - Entrance to the property is via the entrance hall with stairs rising to the first floor, a window to the side and doors leading off to the ground floor living spaces. The cloakroom has been fitted with a low flush WC and wash basin.

The lounge overlooks the front elevation and features a living flame gas fire with a stone surround and tiled hearth. The lounge is open plan to the dining room which has sliding patio doors leading onto the conservatory. The brick-built conservatory features central heating and fitted blinds to uPVC double glazed wrap around windows and matching French doors which open out onto the rear garden. The polycarbonate roof features a central ceiling fan light.

The kitchen features double aspect windows and a side entrance door having been fitted with a range of base and eye level units with roll edge worksurfaces with inset sink unit with a mixer tap, and tiled splashbacks. Appliances include an eye level double oven, four ring gas hob with extractor over and the seller is also intending to include the fridge, the dishwasher and the washing machine.

On the first floor a central landing has doors leading off to three well-proportioned bedrooms all with TV aerial points and the seller will be leaving a range of double wardrobes and bedside cabinets. The third bedroom has a single bed, double wardrobe and bedside cabinet all to be included in the sale.

The fully tiled family bathroom also features double aspect windows and a built in airing cupboard having been fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over and shower screen. The seller will be leaving some useful storage cabinets.

Outside to the front of the property is a generous driveway providing extensive parking with gated access along the side of the house to the rear where there is an enclosed garden with patio seating area, two maintenance free Keter sheds and wooden summerhouse. The property also offers a most generous garage to the rear of the plot having electric lights and ample storage units. The seller will be leaving a range of garden furniture and a water feature.

Wood Road is within an established residential location close to local amenities including shops, schools (including Cavendish Close and Lees Brook) and transport links together with easy access for Derby City Centre A52/A50/M1.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 A

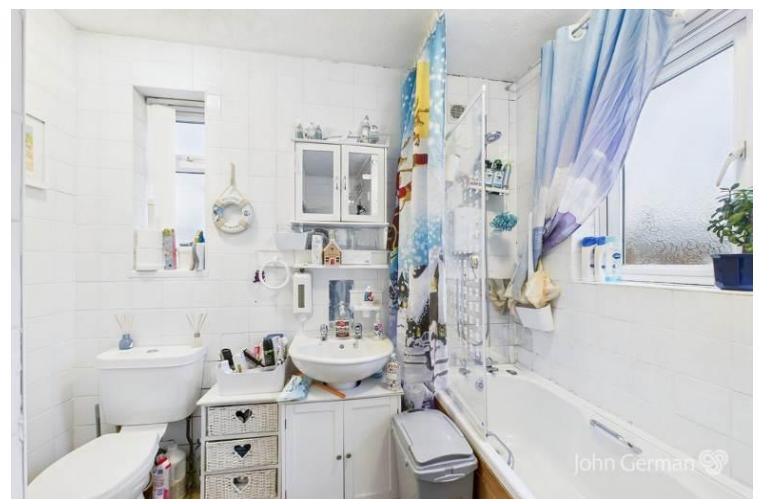
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06022026

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#### Agents' Notes

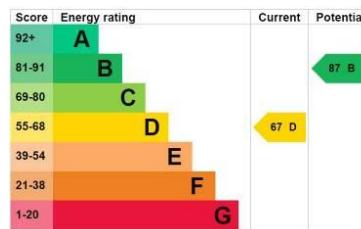
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#### Referral Fees

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