



The Crescent,
Chaddesden, Derby
DE21 6QD

£175,000 Freehold



A MUST VIEW! THIS SUPERBLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY BENEFITS FROM A CONSERVATORY AND ENCLOSED GARDEN.

This beautifully presented two-bedroom semi-detached house is located in the highly sought-after area of Chaddesden, offering a perfect blend of modern living and comfort. The property boasts a spacious and light-filled interior, with a stylishly appointed living room and a contemporary kitchen. A standout feature is the delightful conservatory, which provides additional space and a peaceful retreat overlooking the rear garden. Externally, the house benefits from a block-paved driveway providing off-road parking for two vehicles, ensuring convenience and ease of access. The rear garden has been thoughtfully designed and is fully enclosed, offering a private and low-maintenance outdoor space, ideal for relaxing or entertaining. With its combination of excellent presentation, modern amenities, and prime location, this property is a must-see for those seeking a well-rounded family home. The property is ideally suited to first time buyers and benefits from uPVC double glazing through-out and gas central heating.

In brief, the property comprises of side entrance hallway leading through to the fantastically decorated bay-fronted lounge, breakfast kitchen and conservatory. To the first floor, there are two well apportioned bedrooms, with the master having a large in built wardrobe. The family bathroom has an electric shower over the bath and is clean and neutral.

Chaddesden is a popular residential area situated around three miles away from Derby City centre and offers a great range of local shopping facilities to include a varied range of shops, public houses, petrol station with Spondon Asda a stones-throw away. Tesco convenience store and regular bus services into Derby City centre. This property also offers easy access to Pride Park which is located just a few minutes walk away with footbridge at the end of this road leading directly to Pride Park and a Costco superstore. It also offers excellent access to the road networks with the A52 located a few minutes drive away giving onward access to the A38 and M1 Motorway and the major motorway network. East Midland's Airport is also easily accessible. For those who enjoy the outdoor pursuits there are golf courses available at Morley Hayes, Horsley Lodge and Breadsall Priory which also offers a gym and country club. This property is located a few minutes drive away from open countryside and leisure facilities including Chaddesden Park and the nearby Locko Country Park offering delightful scenery.



Entrance Hall

3'4 x 3'4 approx (1.02m x 1.02m approx)

With side entrance uPVC double glazed door with inset stained glass, laminate grey flooring, with panelling up the stairs. Leads to a door into the lounge and stairs to first floor.

Lounge

13'2 x 9'6 approx (40.28m x 2.90m approx)

uPVC double glazed bay window to the front, carpeted flooring, TV point, ceiling light, radiator, coving and picture rail.

Breakfast Kitchen

12'7 x 8'4 approx (3.84m x 2.54m approx)

With uPVC double glazed window into the conservatory, uPVC door into the conservatory, tiled flooring which flows through into the conservatory, ceiling light and radiator with large under-stairs cupboard.

The kitchen consists of white shaker style gloss wall, drawer and base units to three walls, with laminate rolled edge work surfaces, black brick style gloss splash-back tiling, inset sink and drainer, in-built oven and four ring gas hob with extractor above, space for under-counter dishwasher and integrated freezer, space and plumbing for washing machine.

Conservatory

9'5 x 11'8 approx (2.87m x 3.56m approx)

With tiled flooring, uPVC double glazed windows overlooking the rear garden with uPVC door to the side rear with inset glass.

Landing

6'7 x 2'5 approx (2.01m x 0.74m approx)

With uPVC double glazed patterned window to the side, carpeted flooring with panelling to the walls, leads to the two bedrooms and bathroom.

Bedroom One

11'7 x 10'2 approx (3.53m x 3.10m approx)

With uPVC double glazed bay window to the front elevation, carpeted flooring, ceiling light, radiator, large in-built wardrobe with modern black handles. A feature is the modern painted panelling to one wall.

Bedroom Two

9'8 x 5'5 approx (2.95m x 1.65m approx)

With a uPVC double glazed window to the rear elevation, carpeted flooring, ceiling light and radiator.

Bathroom

6'3 x 6'4 approx (1.91m x 1.93m approx)

With uPVC double glazed patterned window to the rear, vinyl flooring, LED ceiling light, radiator, low flush W.C, pannelled bath with electric shower above.

Outside

To the front, there is a block paved driveway for two vehicles with side gated access leading to the rear.

The rear garden has a block paved patio directly outside the conservatory which leads to an area or artificial lawn bordered with Cotswold stone and a raised flagstone Cotswold cream patio area with two sheds for ideal storage. The garden is fully enclosed with fencing and has bespoke contemporary fence panels.

Directions

Council Tax

Derby City Council Tax Band A

Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding

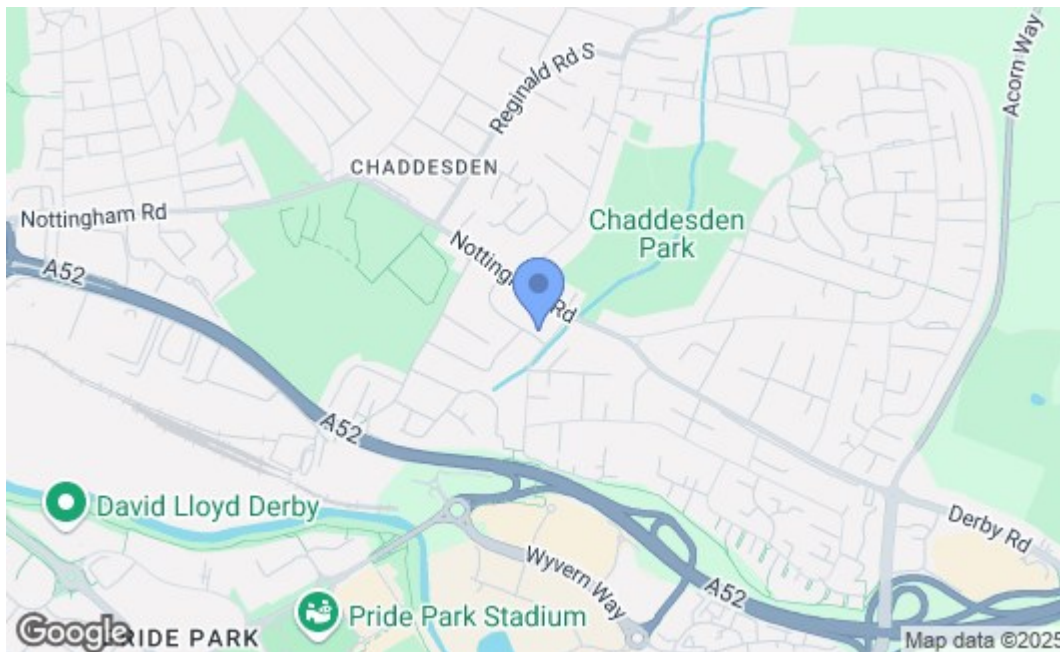
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.