



Plot 3 Olive Grove,  
Chaddesden, Derby  
DE21 6SR

**£245,000 Freehold**



Plot 3 is a three bedroom semi detached house which has a detached brick garage and parking for two vehicles to the right hand side. Being entered through a stylish front door, the accommodation includes a reception hall with a ground floor w.c. off and stairs leading to the first floor, there is open plan living accommodation with a lounge and dining area which has double opening, double glazed French doors leading out to the rear garden and the kitchen is exclusively fitted with high quality units and integrated appliances. To the first floor the landing leads to the three bedrooms, with the master bedroom having an en-suite shower room/w.c. and there is the main bathroom which includes a mains flow shower over the bath. Outside there is parking for two vehicles on the right hand side of the house and the drive leads to the detached brick garage. The gardens to the front and rear will be landscaped, with the rear garden being Southerly facing.

Chaddesden is a large residential suburb of Derby with there being a number of local shops along Nottingham Road which include a Lidl, Aldi and Co-op as well as Asda in Spondon and across the foot bridge over the A52 there is a Sainsbury's, M&S food store, Costco and many other retail outlets, there are several infant and primary schools and West Park senior school in Spondon and Lees Brook Academy in Chaddesden. There are several local golf courses, Locko park is on the edge of Chaddesden and provides lovely open countryside to walk and the excellent transport links include J25 of the M1, the A52 which connects to the A6 and A50, Derby train station and East Midlands Airport.



## Porch

Open porch with an outside light leading through a stylish composite front door with an inset glazed panel to the:

## Reception Hall

The reception hall has stairs with an understairs storage cupboard leading to the first floor, radiator and doors to the open plan living space and ground floor w.c.

## Ground Floor w.c.

Having a low flush w.c., hand basin, opaque double glazed window and a radiator.

## Living/Dining Room

15'8" x 12'4" approx (4.79m x 3.76m approx)

The open plan living space has double glazed, double opening French doors and a double glazed window to the rear with a further double glazed window to the side, two radiators and a TV aerial point.

## Kitchen

17'0" x 8'3" max (5.2m x 2.52m max)

The kitchen will be exclusively fitted and will have a sink and a hob set in a work surface which extends to three sides and this will have drawers, cupboards and integrated appliances below.

## First Floor Landing

With doors to:

## Bedroom 1

13'10" x 8'8" approx (4.24m x 2.65m approx)

The main bedroom has a double glazed window to the rear, radiator and a TV aerial point.

## En-Suite

The en-suite to the main bedroom will have a walk-in shower with a mains flow shower system, a low flush w.c., hand basin, opaque double glazed window and a chrome ladder towel radiator.

## Bedroom 2

10'0" x 8'8" approx (3.05m x 2.65m approx)

Double glazed window to the front, radiator and a TV aerial point.

## Bedroom 3

9'4" x 6'8" approx (2.85m x 2.05m approx)

Double glazed window to the rear, radiator and TV aerial point.

## Bathroom

The bathroom will have a white suite with a panelled bath with a mains flow shower over and tiling to three walls, hand basin and low flush w.c., opaque double glazed window and a chrome ladder towel radiator.

## Outside

There will be landscaped gardens to the front and rear of the property.

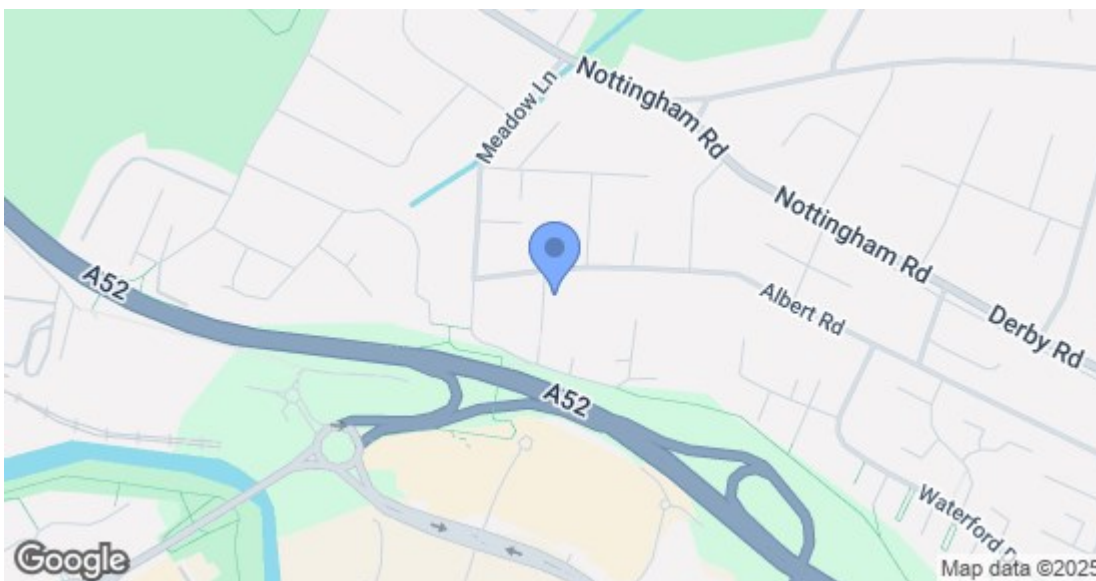
## Garage

Brick garage with a pitched tiled roof and an up and over door to the front.

## Agents Notes

The photos are for illustration only.





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