



Plot I Olive Grove,  
Chaddesden, Derby  
DE21 6SR

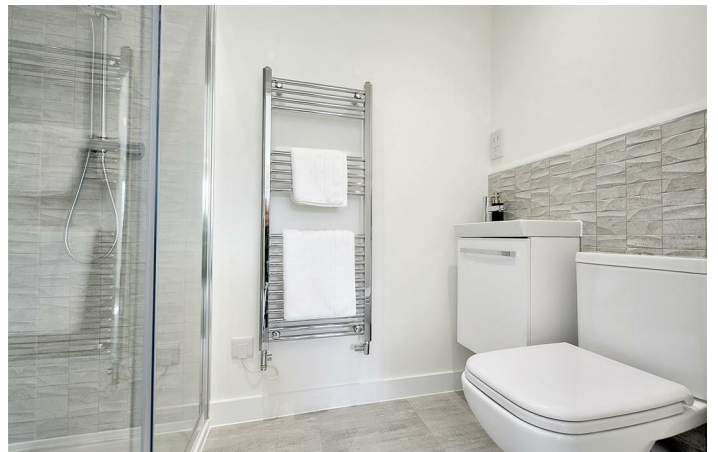
**£330,000 Freehold**



ONE OF THE FIRST PLOTS WE WILL BE MARKETING IS PLOT 1 WHICH IS A FOUR BEDROOM DETACHED FAMILY HOME WHICH WILL BE THE SHOW HOME SIUTATED ON THE RIGHT AS YOU ENTER THIS CUL-DE-SAC DEVELOPMENT.

This is a double fronted detached house with an open porch and stylish front door leading to the reception hall which has a ground floor w.c. off, a through lounge with French doors leading to the rear garden, an exclusively fitted dining kitchen which also has French doors to the rear garden and to the first floor the landing leads to the four bedrooms, the master bedroom having an en-suite shower room/w.c. and the main family bathroom which has a mains flow shower over the bath. Outside there is a detached brick garage and driveway to the right hand side of the house and landscaped gardens to the front and rear.

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 front door to:

## Reception Hall

Stairs with cupboard under leading to the first floor and doors to the lounge and dining kitchen and a radiator.

## Ground Floor w.c.

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

## Through Lounge

14'10" x 11'5" approx (4.54m x 3.5m approx)  
The main living room will have a double glazed window to the front and double glazed, double opening French doors leading out to the private rear garden.

## Dining Kitchen

14'10" x 9'11" max approx (4.54m x 3.04m max approx)  
The exclusively fitted dining kitchen will have a stainless steel sink with mixer taps and a four ring hob set in a work surface which extends to three sides and has cupboards, drawers and integrated appliances below, there are double glazed windows to the front and side and double opening double glazed, French doors leading out to the rear garden and a radiators.

## First Floor Landing

Hatch to the loft and doors to:

## Bedroom 1

11'5" max x 10'7" max (3.5m max x 3.24m max)  
Double glazed window to the front and a radiator.

## En-Suite Shower Room

Having a walk-in shower with a mains flow shower system, low flush w.c. and a hand basin, chrome ladder towel radiator and opaque double glazed window.

## Bedroom 2

11'5" max x 9'3" max (3.5m max x 2.82m max)  
Double glazed window to the front and a radiator.

## Bedroom 3

10'7" max x 8'4" max (3.25m max x 2.55m max)  
Double glazed window to the rear and a radiator.

## Bedroom 4

10'0" max x 8'4" max approx (3.05m max x 2.55m max approx)  
Double glazed window to the rear and a radiator.

## Bathroom

The bathroom will have a white suite including a panelled bath with a mains flow shower over, a hand basin, a low flush w.c. and a chrome ladder towel radiator.

## Outside

There will be landscaped gardens to the front and rear of the property with the rear gardens being Southerly facing.

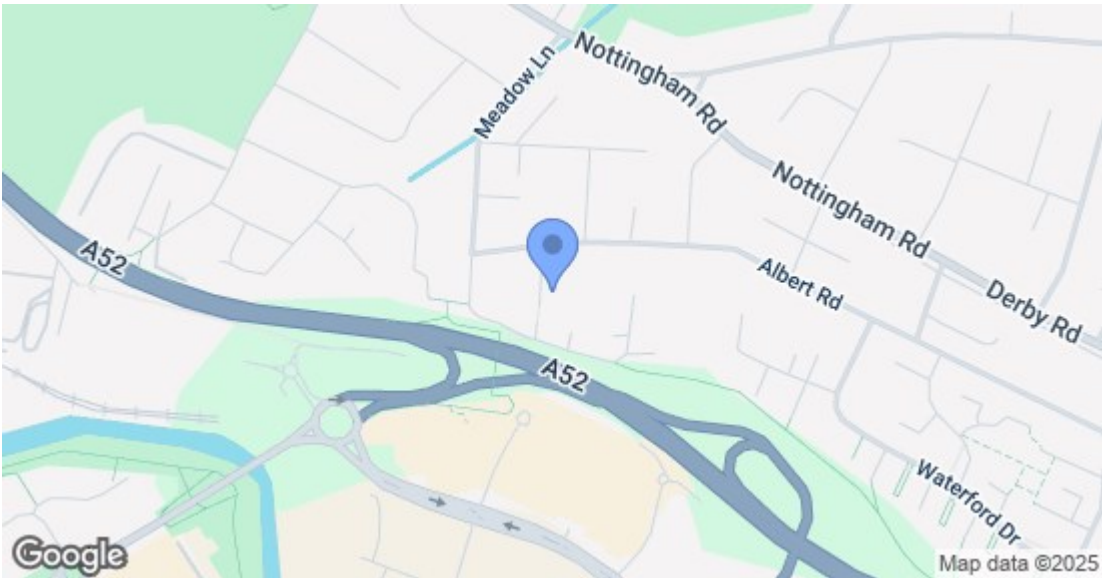
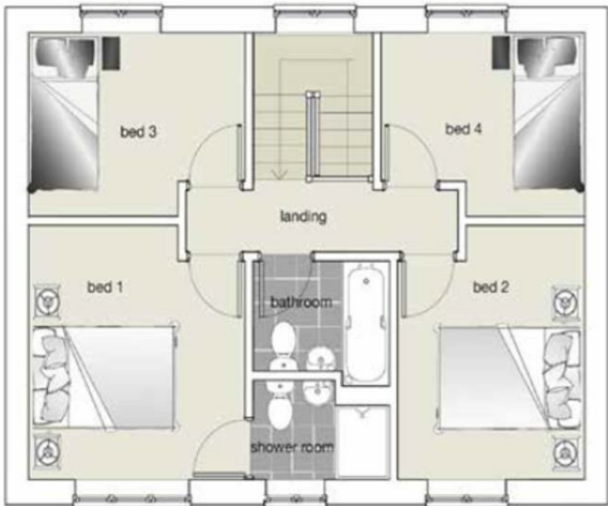
## Garage

16' x 8' approx (4.88m x 2.44m approx)  
Detached brick garage positioned to the right hand side of the property which will have a driveway providing off road parking at the front.

## Agents Notes

The photos are for illustration only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.