



Meadow Lane,  
Chaddesden, Derby  
DE21 6PA

**O/O £150,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to offer to the market this beautifully presented semi detached home in Chaddesden. Perfect for a first time buyer or buy to let investor, this property is ready to move straight into, being positioned well for the A52 and M1 in addition to Derby City Centre. There are a host of supermarkets as options close by including Asda and Sainsbury's in addition to many other local shops and amenities. The property is set within a cul-de-sac and offers the huge bonus of off road parking and a garage.

The brick built semi detached home is ideal for a first time buyer to move straight into and the internal accommodation briefly comprises of an entrance porch, living room and a modern kitchen with built in appliances to the ground floor. To the first floor, there are two bedrooms and a family bathroom to the rear aspect of the property. Externally, there is off road parking, a single garage and an enclosed rear garden.

Located in the popular residential area of Chaddesden, close to a wide range of local schools, shops and Chaddesden park. The property is within walking distance to the town centre where further shops can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1 and A52 to both Nottingham and Derby.



### Porch

Double glazed window and door to the front, radiator and door to:

### Lounge

11'5 max x 12'13 approx (3.48m max x 3.66m approx)  
Double glazed window to the front, stairs to the first floor, door to kitchen, radiator.

### Kitchen

11'5 x 9'3 approx (3.48m x 2.82m approx)  
Double glazed window and door to the rear, AEG induction hob, integrated double oven and integrated microwave, integrated fridge and freezer, integrated washing machine, stainless steel sink and drainer and a radiator.

### First Floor Landing

Loft access hatch, radiator and doors to:

### Bedroom 1

11'5 max x 11'3 approx (3.48m max x 3.43m approx)  
Double glazed window to the front, radiator and built-in storage cupboard.

### Bedroom 2

11'1 x 5'4 approx (3.38m x 1.63m approx)  
Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the rear, panelled bath with shower over, vanity wash hand basin, chrome heated towel rail, part tiled walls and extractor fan.

### Outside

There is off road parking to the front and leading to the garage.

The rear garden is enclosed with panelled fencing, laid mainly to lawn with a patio.

### Garage

Up and over door to the front.

### Council Tax

Derby Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

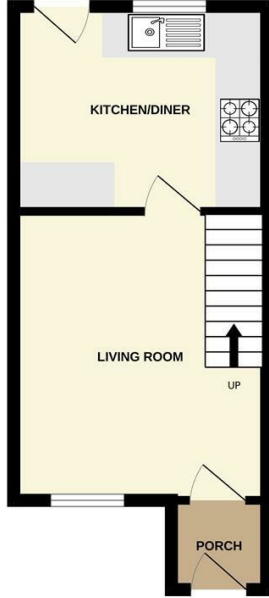
Non-Standard Construction – No

Any Legal Restrictions – No

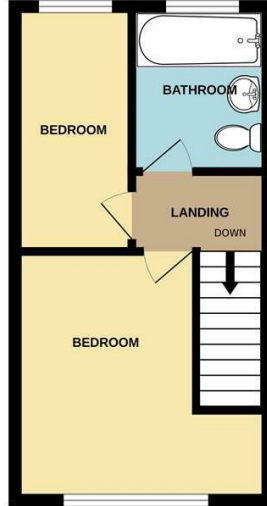
Other Material Issues – No



GROUND FLOOR  
271 sq.ft. (25.1 sq.m.) approx.

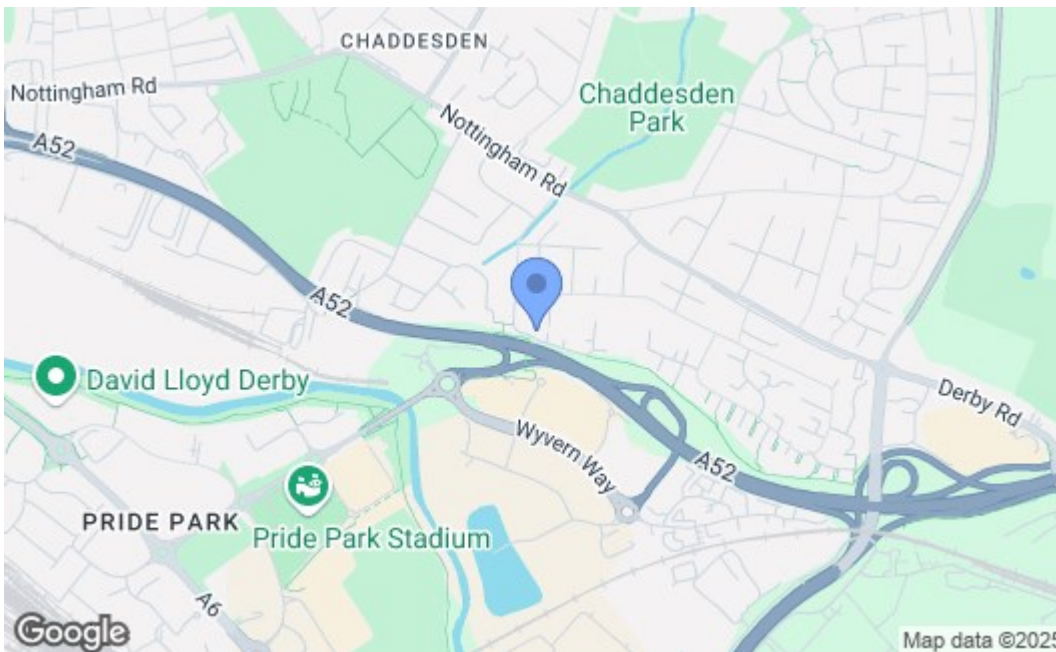


1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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