



Plot 2 Olive Grove,
Chaddesden, Derby
DE21 6SR

£240,000 Freehold



THE SECOND PLOT ON THE DEVELOPMENT IS SITUATED ON THE RIGHT HAND SIDE OF THE CUL-DE-SAC AND IS A DETACHED PROPERTY PROVIDING SPACIOUS GROUND FLOOR ACCOMMODATION AND TWO DOUBLE BEDROOMS.

This detached property will have an open porch leading through a composite front door to the reception hall which has a ground floor w.c. off and stairs leading to the first floor. The open plan living accommodation is positioned at the rear of the house and includes a dining area and has double opening, double glazed French doors leading out to the rear garden. The exclusively fitted and equipped kitchen is open plan to the main living area and will be fitted with ranges of high quality units and includes integrated cooking appliances. To the first floor the landing leads to the two double bedrooms and luxurious bathroom which will include a mains flow shower over the bath. Outside there is off road parking for two vehicles to the left of the property and a private Southerly facing rear garden.

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 and a stylish front door leading to:

Reception Hall

Having stairs leading to the first floor and doors leading to the main living accommodation and ground floor w.c.

Ground Floor w.c.

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

Open Plan Living Space

14'4" x 9'5" approx (4.37m x 2.89m approx)

The main living area has double opening, double glazed French doors leading out to the rear garden, there is a large understairs storage cupboard, dining area which has a double glazed window to the side and there will be radiators and a TV aerial point.

Kitchen

17'7" x 11'1" max approx (5.37m x 3.4m max approx)

The kitchen will be open plan to the dining and living area and will be fitted with high quality units having a stainless steel sink and four ring hob set in a work surface which will extend to two walls and will have space for an automatic washing machine, oven, drawers and cupboards below.

First Floor Landing

The landing will have doors leading to:

Bedroom 1

14'4" x 9'6" max approx (4.37m x 2.9m max approx)

The main bedroom is positioned at the front of the house and has two double glazed windows to the front, there is a built-in storage cupboard over the bulk head of the stairs and a radiator.

Bedroom 2

14'4" max x 11'5" max (4.37m max x 3.5m max)

Double glazed window to the rear and a radiator.

Bathroom

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

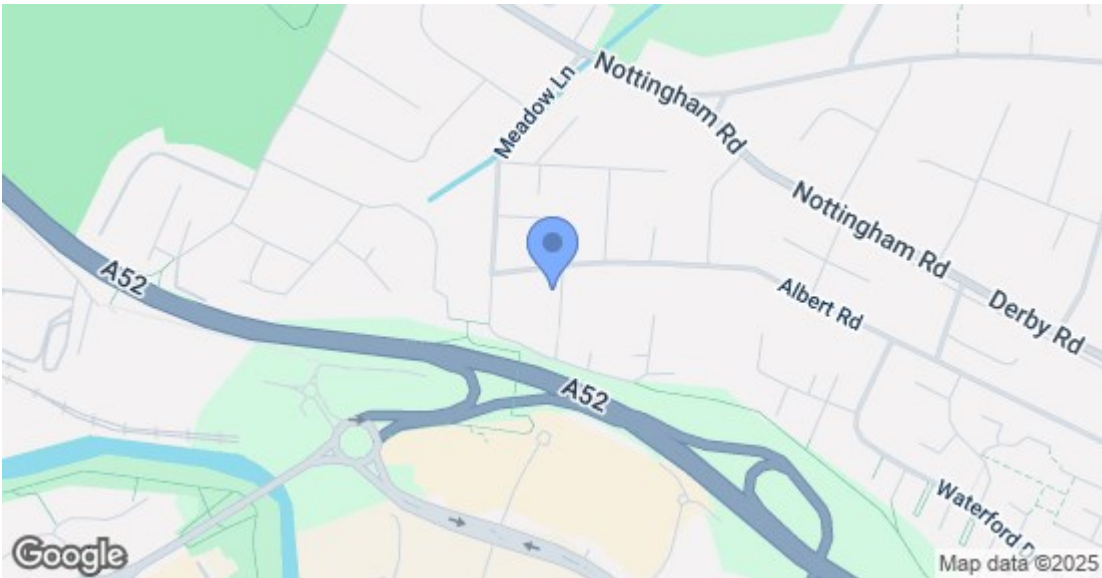
Outside

There will be parking for two vehicles to the left hand side of the property, an easily managed garden area at the front and a landscaped, Southerly facing rear garden which will have a patio, lawn and fencing to the boundaries.

Agents Notes

The photos are for illustration only.

Robert Ellis
ESTATE AGENTS



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 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.