



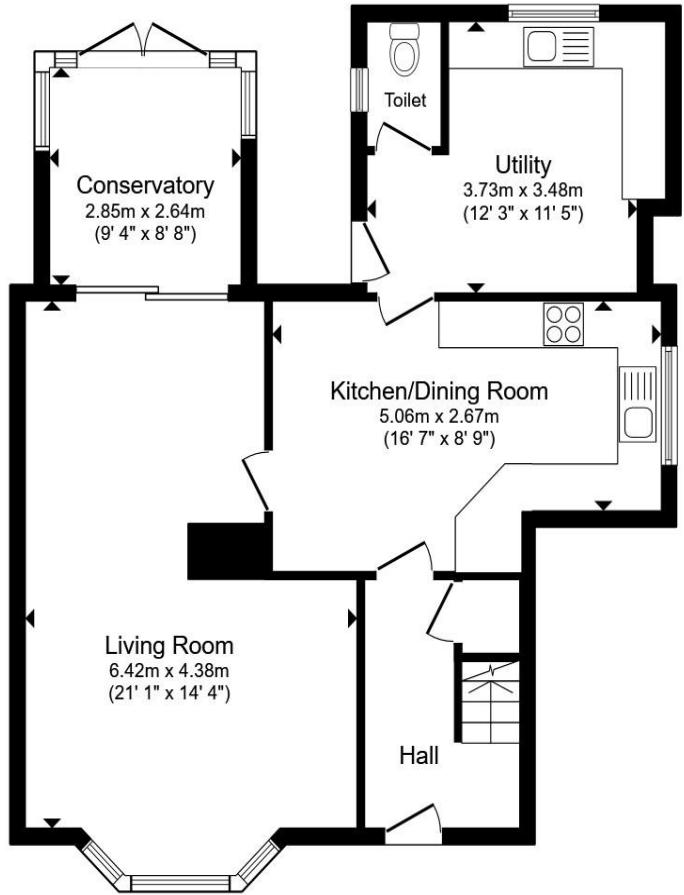
Taddington Road, Chaddesden Derby DE21 4JW

welcome to

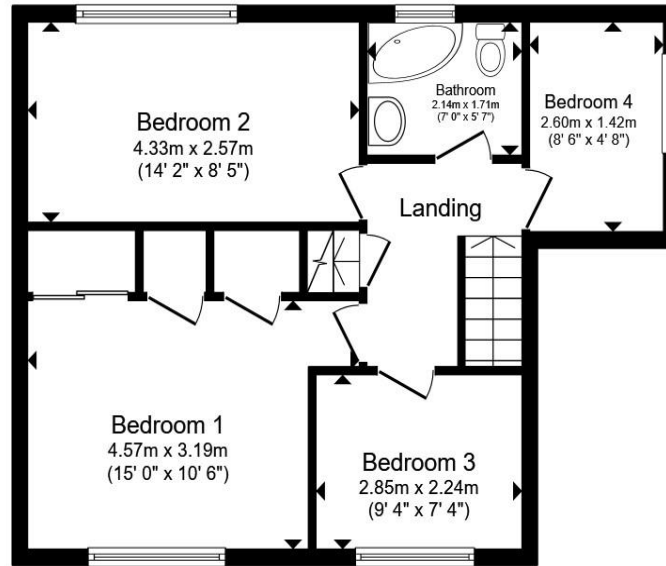
Taddington Road, Chaddesden Derby

Situated in a prime spot in central Chaddesden is this extended four-bedroom semi-detached home with landscaped garden, large driveway for 3-4 vehicles, separate kitchen and utility room, downstairs toilet, as well as being close to great local amenities and transport links.





Ground Floor



First Floor

Total floor area 126.0 m² (1,356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Living Room

21' 1" Max, into bay x 14' 4" Max (6.43m Max, into bay x 4.37m Max)

Kitchen Dining Room

16' 7" Max x 8' 9" Max (5.05m Max x 2.67m Max)

Utility

12' 3" Max x 11' 5" Max (3.73m Max x 3.48m Max)

W.C.

Conservatory

9' 4" Max x 8' 8" Max (2.84m Max x 2.64m Max)

Stairs & Landing

Bedroom One

15' Max x 10' 6" Max (4.57m Max x 3.20m Max)

Bedroom Two

14' 2" Max x 8' 5" Max (4.32m Max x 2.57m Max)

Bedroom Three

9' 4" Max x 7' 4" Max (2.84m Max x 2.24m Max)

Bedroom Four

8' 6" x 4' 8" (2.59m x 1.42m)

Bathroom

welcome to

Taddington Road, Chaddesden Derby

- Well-Maintained Family Home
- Extended Accommodation
- Four Well-Balanced Bedrooms
- Corner Plot Offering Generous Gardens and Large Driveway
- Separate Utility Room

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121649](https://www.bagshawsresidential.co.uk/Property/DBY121649)



Property Ref:
DBY121649 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Situated in a prime spot in central Chaddesden is this extended four bedroom semi-detached home benefitting from gas central heating and double glazed windows throughout. The accommodation on offer is generous and would suit a growing family, as well as being well-positioned for amenities and family conveniences such as schooling and shops.

The accommodation briefly comprises on the ground floor of an entrance hall, a generous lounge diner with bay window to the front and running the depth of the original house, with doors leading out to the conservatory, a spacious fitted kitchen diner and utility room with separate toilet. To the first floor the landing connects to four well-proportioned bedrooms, the largest with built-in storage, and the bathroom with a three piece suite.

The property is positioned on a corner plot so the outside benefits from a generous garden to the rear. The current owners have invested a lot of time and care into landscaping and making the best of the space which wraps around the extensions and side of the property, as well as an outbuilding with electric fitted and a spacious block-paved driveway suitable for parking 3-4 vehicles.

Taddington Road is well situated for local schools, shops and transport links together with excellent road links for the A52, M1 motorway, A50 and Nottingham East Midlands Airport.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)