



£360,000

Chestnut Avenue, Derby DE3 9FS

Detached House | 4 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached House
- 4 Bedrooms
- Large Lounge/Dining Room
- Requires Modernisation
- Family Sized Garden To Rear
- Driveway & Garage
- Sought After Location
- Close To All Amenities
- Viewing Advised
- No Upward Chain
- COUNCIL TAX BAND D



## Property Description

Offered with no chain is this spacious four bedroom detached family home in popular residential area and highly sought-after by families.

## Main Particulars

Derbyshire Properties are delighted to present the spacious four bedroom detached family home located in popular sought after area, offered for sale with no upward chain. The property does require some degree of modernisation but is located on a sizable plot with gardens to front and rear elevations, driveway and garage. Internally the property comprises :- entrance hall, lounge/dining room, kitchen, side entrance hall, cloakroom/WC and integrated garage. The first floor landing allows for access to all 4 bedrooms, separate WC and bathroom. We believe the property will ideally suit families and an early internal inspection should be undertaken to avoid disappointment.

### Entrance Hall

1.81m x 4.47m (5' 11" x 14' 8") With sealed unit door with adjoining side panel leading from the front elevation, wall mounted radiator, under stairs storage cupboard and internal doors accessing the living room and kitchen.

### Living Room/Dining Room

4.54m x 6.37m (14' 11" x 20' 11") With double glazed window to front elevation, patio doors to the rear elevation, wall mounted radiators, decorative wall lighting, coving and TV point. The feature focal point of the room is a period gas fire with decorative surround and raised tiled hearth.

### Kitchen

3.31m x 2.73m (10' 10" x 8' 11") Mainly comprising of range of wall and base mounted matching units with roll top work surfaces incorporating a 1 1/2 half bowl sink drainer unit with mixer taps and tiled splashback areas. Integrated gas hob with pull out extractor over, integrated electric oven, space for fridge/freezer, tiled floor and walls, wall mounted boiler housed within kitchen cupboard, wall mounted radiator and double glazed window to the rear elevation. Utility cupboard with double glazed window rear elevation, shelving and space and plumbing for washing machine. Internal door leads to a side entrance hallway.

### Side Entrance Hall

With double glazed unit door to side elevation, internal doors, kitchen, ground floor WC and garage.

### Cloakroom/WC

1.04m x 1.98m (3' 5" x 6' 6") With low-level WC, corner mounted wash hand basin, tiled floor covering and double glazed obscured window to the rear elevation.

### First Floor Landing

1.81m x 3.80m (5' 11" x 12' 6") Accessed via the entrance hallway, ceiling mounted loft access point and double glazed window to the front elevation. Internal doors accessing all bedrooms and bathroom and a useful linen storage cupboard can also be found.

### Bedroom 1

4.54m x 3.14m (14' 11" x 10' 4") Double glazed window to the front elevation, wall mounted radiator and a range of built fitted wardrobes.

#### Bedroom 2

3.76m x 3.16m (12' 4" x 10' 4") Double glazed window to the rear elevation, wall mounted radiator.

#### Bedroom 3

2.39m x 3.65m (7' 10" x 12' 0") Double glazed window to the front elevation, wall mounted radiator.

#### Bedroom 4

2.41m x 2.61m (7' 11" x 8' 7") Double glazed window to the rear elevation, wall mounted radiator.

#### Separate WC

0.74m x 1.67m (2' 5" x 5' 6") With low-level WC, part tiling to walls and double glazed obscured window.

#### Bathroom

1.79m x 1.71m (5' 10" x 5' 7") Located next to the WC is two bathroom suite comprising of a pedestal wash hand basin and cast iron bath with wall mounted electric shower attachment and complementary splashback tiling. Double glazed obscured window and wall mounted radiator.

#### Outside

To the front elevation is an area of lawn with Hedgerow boundary to the street. A side driveway provides parking and gives access to an integral garage with up and over door light and power.

The rear garden is mainly laid to lawn with hedgerow and timber fence boundaries that provide high degrees of privacy from neighbouring properties.

#### Disclaimer

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 will be 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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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