



£385,000

Chaddesden Lane, Derby DE21 6LP

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Extended detached family home in a sought-after location
- Detached garage/outhouse with power and lighting and Summerhouse
- Open-Plan living with modern kitchen and ground floor WC
- Close to local amenities, schools, parks, and excellent transport links
- Elevated plot with extensive block-paved driveway parking
- A blend of traditional charm with modern convenience
- Four bedrooms, including top-floor bedroom with en suite

## Property Description

Derbyshire Properties are delighted to present this beautifully extended detached family home, located on the highly regarded Chaddesden Lane. Offering spacious and versatile living accommodation throughout, the property effortlessly blends traditional charm with modern convenience.

## Main Particulars

Derbyshire Properties are delighted to present this extended detached family home, situated on the highly regarded Chaddesden Lane. Offering spacious and versatile living accommodation throughout, the property effortlessly blends traditional charm with modern living. An early internal inspection is highly recommended to avoid disappointment.

Internal accommodation briefly comprises: an Entrance Hall, Lounge, open-plan Living and Dining Areas, Kitchen, and ground floor WC. To the first floor are three well-proportioned double Bedrooms and a Family Bathroom, while the second floor offers a further bedroom complete with en-suite facilities.

Externally, the property occupies an elevated plot with an impressive amount of block-paved driveway parking. The front elevation features mature shrubbery, enhancing the home's curb appeal. To the rear, the enclosed garden is primarily laid to lawn, complemented by various patio seating areas—perfect for both entertaining and relaxation. A detached garage/outhouse provides valuable storage and benefits from both lighting and power. A fabulous summer house is located at the top of the garden, offering a private retreat to unwind. The entire outdoor space is secured by a combination of timber fencing and mature borders, making it ideal for families with pets or young children.

Located on the sought-after Chaddesden Lane, this home offers easy access to Derby city centre, excellent schools, local amenities, and major transport links including the A52 and M1. Ideal for families and commuters alike.

### Location

Situated on the ever-popular Chaddesden Lane, this property enjoys a prime location just minutes from Derby city centre. The area is well-served by excellent local amenities, schools, and parks, including the nearby Chaddesden Park. With superb transport links via the A52, A38, and M1, as well as easy access to the city's mainline railway station, this is a perfect spot for families and commuters alike.

### Ground Floor

#### Entrance Hall

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator, understairs store cupboard and carpeted stairs rising to the first floor. Doorways to;

#### Living Room

4.19m x 3.43m (13' 9" x 11' 3") With double glazed bay window to front elevation, wall mounted radiator and wooden flooring. The centre piece of the room is multi fuel burner on raised hearth set in exposed brick surround.

#### WC

1.31m x 2.07m (4' 4" x 6' 9")

#### Living Area

3.73m x 3.29m (12' 3" x 10' 10") Enjoying an open aspect to the Dining Area, this space features wooden flooring, wall mounted radiator and fitted wood burner on raised hearth with decorative surround.

#### Dining Area

3.33m x 2.61m (10' 11" x 8' 7") Featuring a continuation of wooden flooring from the Living area, wall mounted radiator and double glazed French doors accessing rear enclosed garden.

#### Kitchen

5.01m x 2.31m (16' 5" x 7' 7") Featuring a range of base cupboards and eye level units with stunning Quartz worktops over and a wealth of fitted appliances including; Double oven, microwave, five ring gas hob with accompanying extractor hood, fitted fridge freezer, dishwasher and inset sink with mixer tap. Overhead roof lantern floods the room with natural light whilst double glazed window to rear elevation, wall mounted radiator and tiled flooring completes the space.

#### First Floor

#### Landing

Accessing the first three bedrooms and family bathroom. Stairs rise to second floor.

#### Bedroom One

3.76m x 3.50m (12' 4" x 11' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

3.30m x 2.79m (10' 10" x 9' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Four

2.7m x 2.22m (8' 10" x 7' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

2.18m x 2.08m (7' 2" x 6' 10") A stylish three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Double glazed obscured window features whilst wall mounted heated towel rail and tiled effect flooring complete the space.

#### Second Floor

#### Bedroom Three

4.07m x 3.40m (13' 4" x 11' 2") With double glazed Velux windows to side and rear elevation, wood effect flooring, wall mounted radiator and a wealth of eaves storage to surround. Access to En Suite.

#### En Suite

1.76m x 1.67m (5' 9" x 5' 6") A tiled three-piece suite.

## External

### Outside

Externally, the property occupies an elevated plot and boasts an enviable amount of block-paved driveway parking. The front elevation features mature shrubbery, enhancing both privacy and kerb appeal.

To the rear, the enclosed garden is mainly laid to lawn, complemented by multiple patio seating areas—ideal for entertaining or relaxing. A detached garage/outhouse provides valuable storage and is equipped with both lighting and power.

A fabulous summer house sits at the top of the garden, offering a peaceful retreat. The entire outdoor space is securely enclosed with a combination of timber fencing and mature borders, making it perfectly suited for families with young children or pets.

### Summer House

3.88m x 3.53m (12' 9" x 11' 7") (irregular shape)

### Garage / Outhouse

4.94m x 2.45m (16' 2" x 8' 0")

### 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.
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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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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