



£390,000

Chaddesden Park Road, Derby DE21 6HD

Semi-Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Spacious entrance hall with storage
- Ground floor double bedroom (annexe potential)
- Fitted wardrobes
- Modern Jack & Jill shower room
- Open-plan kitchen/dining/living with island
- Rear extension with bi-fold doors & media wall
- Driveway, landscaped garden & garage
- EV Charging Point

## Property Description

Derbyshire Properties are delighted to present this substantially extended and well-appointed residence, offering versatile and generous accommodation ideally suited to growing or multi-generational families.

## Main Particulars

An excellent opportunity to acquire this spacious and significantly extended traditional semi-detached home, occupying a desirable corner plot position.

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The property briefly comprises an inviting entrance hall, ground floor double bedroom, Jack and Jill shower room, utility room, a separate living room, and a superb open-plan living/dining kitchen forming the true heart of the home. To the first floor, the landing leads to three well-proportioned double bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom.

Externally, the property sits on a sizeable corner plot benefiting from landscaped, low-maintenance gardens, ample off-road parking, EV charging point and a garage positioned to the rear. Early internal inspection is highly recommended to fully appreciate the space, flexibility, and quality of accommodation on offer.

### GROUND FLOOR

#### Entrance Hallway

Entered via a composite door with an adjoining obscured side panel, this bright and welcoming hallway offers a spacious first impression. It features tiled flooring, a radiator with decorative cover, a carpeted staircase leading to the first floor, and a useful coat storage alcove for added practicality.

#### Ground Floor Bedroom

A versatile double bedroom, ideal for a teenager, guest room, or annexe-style living, featuring a double glazed window to the front elevation. The room also includes a radiator, TV point, and a fitted wardrobe offering ample storage space.

#### Jack and Jill Shower Room

Fitted with a modern three-piece suite including a WC, vanity unit with inset basin, and a shower enclosure with mains-fed shower. The space is fully tiled and also benefits from an obscured double glazed window, extractor fan, and a chrome heated towel rail.

#### Utility Room

Conveniently accessed from both the kitchen and shower room, the utility space provides plumbing for a washing machine and tumble dryer, along with wall and base units for storage and practical tiled flooring.

#### Living Room

A comfortable and inviting reception room featuring a double glazed window to the front elevation, decorative coving, wood flooring, a radiator, and a TV point.

## Open Plan Living/Dining Kitchen

### Kitchen

Beautifully refitted, the kitchen offers an extensive range of wall and base units extending to ceiling height, providing superb storage. It features integrated appliances including a double oven, fridge/freezer, dishwasher, and wine cooler, along with solid wood worktops and a Belfast sink. A central island with seating incorporates an induction hob with feature pendant lighting, while Karndean flooring, under-cabinet lighting, ceiling spotlights, and a rear window and door complete the space.

### Dining Area

Open plan to the kitchen with continued Karndean flooring, ceiling spotlights, vertical radiator, under-stairs storage cupboard, and access to the utility room.

### Living Area (Rear Extension)

A stunning rear extension featuring bi-fold doors opening onto the garden, a pitched ceiling, and continued flooring throughout. A bespoke floor-to-ceiling media wall with an integrated electric fire creates a striking focal point, complemented by additional storage within the chimney recess.

## First Floor

### Landing

The first-floor landing offers loft access, decorative coving, and doors leading to three double bedrooms and two bathrooms.

### Bedroom One (Side Extension)

A spacious principal bedroom featuring dual-aspect double glazed windows, a radiator, and generous space to accommodate a variety of furnishings.

### En-Suite

The en-suite bathroom comprises a WC, a large vanity unit with inset basin, and a shower enclosure with a mains-fed shower. It features fully tiled walls and flooring, ceiling spotlights, an extractor fan, a chrome heated towel rail, and an obscured window for privacy.

### Bedroom Two

This bedroom features a double glazed window to the front elevation, fitted wardrobes, a radiator, a TV point, and decorative coving.

### Bedroom Three

Featuring double glazed window to the rear elevation, radiator, and decorative coving.

### Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a WC, pedestal wash basin, and panelled bath with mains-fed shower and glass screen. It features fully tiled walls, wood-effect flooring, a chrome heated towel rail, and an obscured double glazed window.

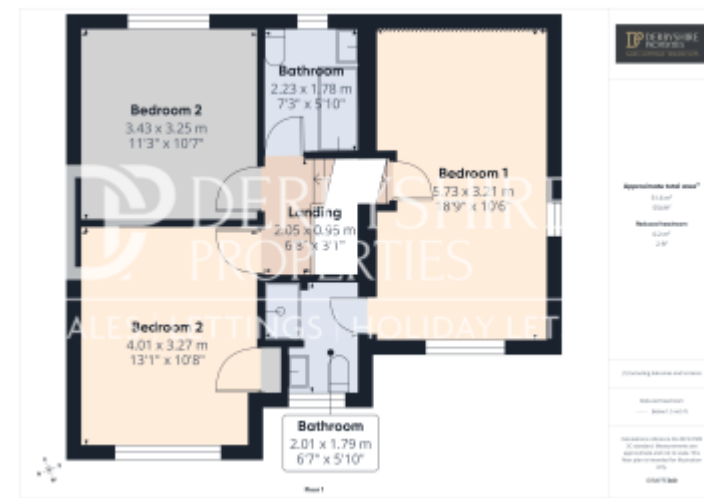
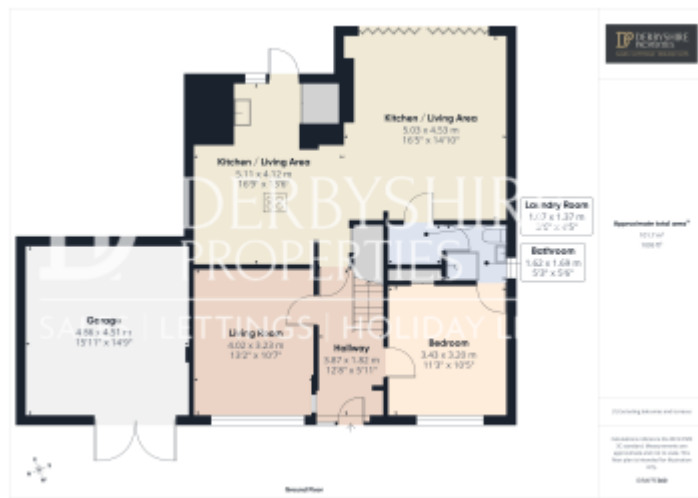
## External

### Outside

To the front, a gravelled driveway provides off-road parking for multiple vehicles, bordered by mature hedging for privacy and an EV charging point. The side elevation offers a lawned garden with fenced boundaries and access to the rear.

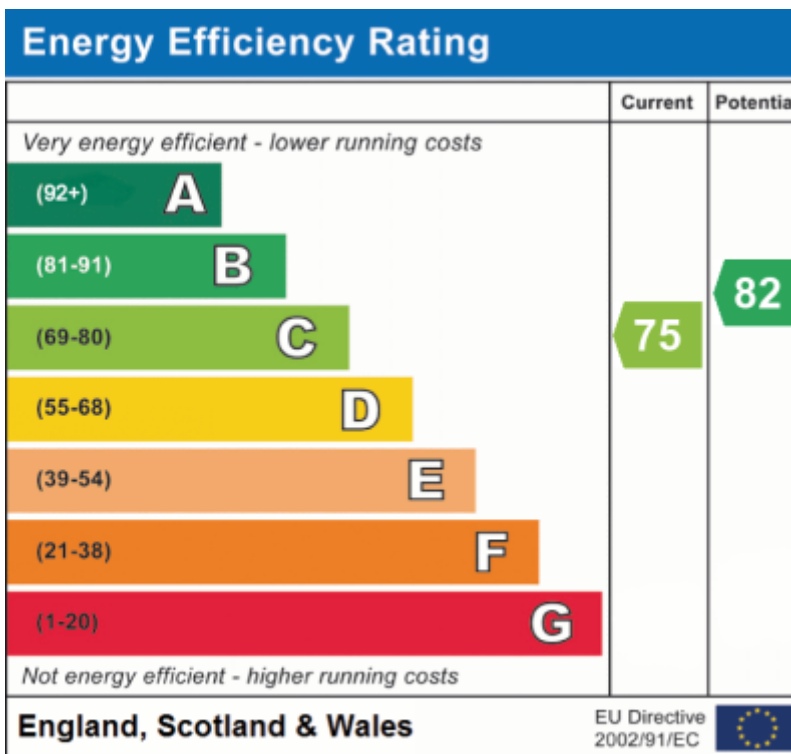
The landscaped rear garden features a generous composite decking terrace, ideal for outdoor entertaining, alongside a family-friendly lawn, stocked borders, timber fencing, and mature hedging. Additional benefits include external lighting, water tap, and access to a driveway and garage at the rear.





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

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