



£240,000

Chesterton Road, Derby DE21 7EN

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- NO ABOVE CHAIN
- Three Bedrooms
- Low-maintenance landscaped rear garden
- Generous driveway providing off-road parking
- Fitted kitchen/breakfast room
- Conveniently situated within walking distance of Spondon Village Centre, offering an excellent range of shops, amenities and services
- Council Tax Band B

## Property Description

Offered to the market with no upward chain is this well-presented three-bedroom semi-detached home, situated in the highly popular village of Spondon.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this attractive and well-maintained family home, ideally suited to first-time buyers, young families and those looking to downsize.

The accommodation briefly comprises: entrance porch, spacious lounge/dining room, side entrance hallway, modern ground floor bathroom and a fitted kitchen/breakfast room. To the first floor, a landing provides access to three well-proportioned bedrooms.

Externally, the property benefits from a generous low-maintenance frontage with a tarmac driveway providing off-road parking for several vehicles. The driveway extends along the side elevation and leads to the rear garden. The enclosed rear garden has been designed for ease of maintenance and features a paved patio seating area, artificial lawn and well-stocked flower beds and borders.

An early internal inspection is highly recommended.

### Ground Floor

#### Entrance Porch

Constructed from uPVC units with matching door and windows. Internal hardwood door with attractive stained-glass inserts provides access to the main living accommodation.

#### Lounge/Dining Room

A spacious reception room featuring a double-glazed window to the front elevation, useful understairs storage cupboard, TV point and decorative coving to the ceiling. The focal point of the room is a wall-mounted stainless steel living flame-effect gas fire with modern timber surround, polished marble backplate and raised hearth.

#### Side Entrance Hallway

Accessed via a uPVC entrance door from the side elevation. Featuring a staircase rising to the first floor, double-glazed obscured window and wood-effect flooring.

#### Kitchen/Breakfast Room

Fitted with a range of matching wall and base-mounted units with rolled-edge work surfaces incorporating a composite sink and drainer with mixer tap. Complementary tiled splashback areas, space for a fridge/freezer, plumbing and space for a washing machine, space for a gas cooker, radiator, wood-effect flooring and two double-glazed windows overlooking the rear garden.

#### Bathroom

Appointed with a three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls and flooring, radiator, inset ceiling spotlights and double-glazed obscured window.

## First Floor

### Landing

Accessed from the side entrance hallway and benefiting from a double-glazed window to the front elevation and a useful overstairs storage cupboard.

### Bedroom One

With double-glazed window to the front elevation and radiator.

### Bedroom Two

With double-glazed window to the rear elevation and radiator.

### Bedroom Three

With double-glazed window to the rear elevation and radiator.

## External

### Outside

To the front of the property is a substantial tarmac driveway with block-paved edging, providing off-road parking for several vehicles and continuing along the side elevation. A neat low-maintenance front garden incorporates established shrubs and planting.

The enclosed rear garden has been thoughtfully landscaped for ease of upkeep and features a paved patio seating area, artificial lawn and well-stocked flower beds and borders, all enclosed by timber fence boundaries, creating a pleasant outdoor space for entertaining and family enjoyment.

## 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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