



£260,000

Atlow Road, Derby DE21 6JG

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Three good-sized bedrooms
- Modern family bathroom
- Generous rear garden
- Off-road parking
- Popular Chaddesden location
- Close to local amenities and transport links
- Perfect family home
- Spacious accommodation throughout
- Council Tax Band B

## Property Description

Situated in a popular residential area of Chaddesden, this three-bedroom detached home offers spacious accommodation, off-road parking, and a generous rear garden. Conveniently located close to local amenities, schools, and transport links, the property provides flexible living space and is well suited to a range of buyers. Viewing is recommended.

## Main Particulars

Beautifully Presented & Extended Traditional Bay-Fronted Detached Family Home.

An exciting opportunity to acquire this beautifully presented and extended traditional bay-fronted detached family home, situated within the ever-popular suburb of Chaddesden. Offering spacious and versatile accommodation throughout, this attractive property combines character features with modern finishes, making it an ideal purchase for growing families.

The accommodation briefly comprises a side entrance porch, welcoming entrance hallway, bay-fronted living room, spacious dining/family room and an extended modern fitted kitchen overlooking the rear garden. To the first floor, a landing provides access to three well-proportioned bedrooms and a stylish family bathroom fitted with contemporary fixtures and fittings.

Externally, the property enjoys a landscaped rear garden designed for low maintenance, featuring an Indian sandstone entertaining terrace, artificial lawn and a substantial detached garage currently utilised as a workshop and storage space. The garage offers excellent potential for a home office, gym, hobby room or business use, subject to any necessary consents. To the front, a tarmac driveway provides off-road parking for two to three vehicles.

Located within a sought-after residential area, the property is ideally positioned for access to a wide range of local amenities, reputable schools, parks and excellent transport links, making it particularly appealing to families and commuters alike. Chaddesden remains one of Derby's most popular suburbs, offering a welcoming community atmosphere whilst remaining conveniently close to the city centre.

The spacious layout and flexible accommodation allow the home to adapt to changing family needs, while the generous rear garden and excellent outdoor entertaining space further enhance its appeal.

An early internal inspection is highly recommended to fully appreciate the quality, space and versatility this wonderful family home has to offer.

Ground floor

Side Entrance Porch

Entered via a UPVC double glazed door with matching obscured double glazed side windows, wood-effect flooring and an internal UPVC door leading through to:

Entrance Hallway

Featuring continuation of the wood-effect flooring, obscured double glazed side window, central heating radiator and carpeted staircase rising to the first-floor landing.

Living Room

A beautifully presented reception room having a large double glazed bay window to the front elevation, radiator and television point. The focal point of the room is a recently installed cast iron log-burning stove set within an exposed brick fireplace with timber mantle over.

#### Dining / Family Room

A versatile second reception room featuring wood-effect laminate flooring, double glazed side window, radiator, television point and useful understairs storage cupboard. An open doorway leads through to:

#### Extended Kitchen

Fitted with a range of modern wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include an electric oven, microwave, dishwasher and four-ring gas hob with extractor canopy over. Tiled flooring, under-cabinet lighting, double glazed windows to the side and rear elevations and a glazed door providing access to the rear garden.

#### First Floor

#### Landing

Accessed via the entrance hallway and having a double glazed side window and loft access hatch.

#### Bedroom One

A spacious double bedroom with double glazed window to the front elevation, attractive half-height wall panelling, ceiling spotlights, radiator, television point and fitted storage.

#### Bedroom Two

A further double bedroom with double glazed window overlooking the rear garden, decorative picture rail, ceiling spotlights, wood-effect flooring, radiator and television point.

#### Bedroom Three

Having a double glazed window to the rear elevation, radiator and television point.

#### Family Bathroom

Appointed with a modern three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with centrally mounted mixer taps. A wall-mounted electric shower with glass shower screen is positioned over the bath. Complementary tiling to walls and floor, chrome heated towel rail, extractor fan and obscured double glazed window.

#### External

#### Outside

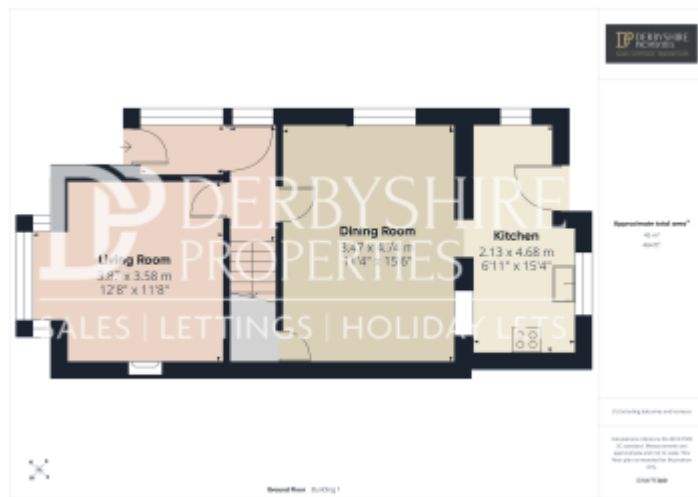
To the front of the property is a tarmac driveway providing off-road parking for two to three vehicles, together with gated side access leading to the rear garden. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance and features a generous Indian sandstone entertaining terrace and artificial lawn, all enclosed by timber fenced boundaries. Situated at the foot of the garden is a substantial detached garage/workshop offering excellent storage and tremendous potential for a variety of uses including a home

office, gym, studio or business space, subject to any necessary permissions.

#### 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.
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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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(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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