

Evelyn Grove, Chaddesden, Derby. DE21 6PZ

£250,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
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## PROPERTY DESCRIPTION

Beautifully presented traditional three-bedroom detached home with an impressive large rear garden. Inviting entrance hall with stairs leading to the first floor, living room with charming fireplace and large bay window. To the rear of the property is a dining kitchen with ample space for appliances and enjoying an outlook over the rear garden. Rear lobby and guest cloakroom. To the first floor there are three bedrooms and a re-fitted modern bathroom. Tastefully decorated throughout and ready to move into. Gas fired central heating and double glazing.

Driveway and superb rear garden being mainly laid to lawn. Established location with an excellent range of amenities, walking distance to Pride Park and good travel links. This is a lovely home and must be viewed to be truly appreciated.

## FEATURES

- Living Room with charming fireplace with multi-fuel burner
- Spacious dining kitchen overlooking the rear garden
- Guest cloakroom
- Three bedrooms; all tastefully decorated
- Re-fitted bathroom with white suite
- Off road parking
- Large established rear garden
- Popular residential location
- Excellent range of amenities
- Viewing is an absolute must!



## ROOM DESCRIPTIONS

### Ground floor

#### Accommodation

The property is approached via a composite exterior door with glazed panels into:

#### Entrance Hall

With ceiling light point, central heating radiator, double glazed window to front elevation and stairs leading to first floor landing.

#### Living Room

11' 0" x 15' 7" (3.35m x 4.75m) A beautifully presented room with a charming feature fireplace with multi-fuel burner creating a focal point. Ceiling light point, traditional style central heating radiator and double glazed bay window to front elevation.

#### Dining Kitchen

12' 7" x 13' 1" (3.84m x 3.99m) Fitted with a matching range of eye and base level units with contrasting worktops over incorporating a 1 & 1/2 bowl stainless steel sink with mixer tap. Gas hob with pull-out extractor over. Built-in electric oven and space for washing machine. Space for tall fridge/freezer and ample under-counter space for further appliances. Tiled effect flooring, ceiling light points, central heating radiator and double glazed windows to rear elevation overlooking the impressive rear garden. Door into:

#### Rear Lobby

3' 5" x 2' 8" (1.04m x 0.81m) with ceiling light point, exterior door to side and door into:

#### Guest Cloakroom

2' 8" x 5' 1" (0.81m x 1.55m) appointed with a WC incorporating a wash hand basin. Ceiling light point and double glazed window to side elevation.

### FIRST FLOOR

#### Landing

with ceiling light point, double glazed window to side elevation and loft hatch with ladder providing access to roof space which has been partly boarded for storage with light point.

#### Bedroom One

12' 4" x 11' 2" (3.76m x 3.40m) with ceiling light point, central heating radiator, fitted wardrobes with sliding doors and double glazed windows to rear elevation. The boiler is located in the wardrobes.

#### Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m) with ceiling light point, central heating radiator and double glazed window to front elevation.

#### Bedroom Three

9' 2" x 5' 11" (2.79m x 1.80m) with ceiling light point, central heating radiator and double glazed window to rear elevation.

#### Re-fitted Bathroom

4' 0" x 8' 5" (1.22m x 2.57m) appointed with a white three-piece suite comprising of a p-shaped bath with shower over and separate handheld shower. Glass shower screen. Vanity unit incorporating a wash hand basin and WC. Complementary ceramic splashback tiling with mosaic detail. Ceiling light point, central heating radiator and obscure double glazed window to front elevation.

#### Outside

To the front of the property is a block-paved driveway providing off-road parking. Gravelled section and hedge creating a privacy screen. Side access gate leading onto the generous rear garden, being mainly laid to lawn with established shrubs and trees. Small picket fence with gate creating a separation between the two garden areas.

#### 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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