



4 Woodthorpe Avenue
Chaddesden
Derby
DE21 6NQ

Price
£245,000

- Enjoying a peaceful quiet cul-de-sac location
- No Upward Chain
- Superb delightful landscaped garden
- Detached garage
- Gas central heating and double glazing
- Entrance hall
- Lounge
- Kitchen
- Conservatory
- Two double bedrooms

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Occupying a peaceful pleasant cul-de-sac location, this traditionally styled double fronted detached bungalow enjoys the benefit of no upward chain, gas central heating and double glazing but requiring extensive modernisation and improvements offers excellent potential.

Internally the property provides, entrance hall, lounge with open fireplace, partly fitted kitchen leading to a modern upvc framed conservatory, two double bedrooms, bathroom and separate shower room.

Outside to the rear is a delightful landscaped garden with shed, patio, vegetable gardens and an array and abundance of fruit trees. There is ample off road parking leading to a single detached garage.

The sale provides a good opportunity to acquire this traditional bungalow requiring modernisation but offering excellent potential, in this peaceful cul-de-sac location.

LOCATION

Chaddesden boasts a wide and varied range of facilities including, shops, supermarkets, pubs, restaurants, good schooling, recreational park, and a regular bus service to Derby city centre.

ACCOMMODATION

ENTRANCE PORCH

Providing access to:

ENTRANCE HALL

Radiator.

LOUNGE

4.1 x 3.96 (13'5" x 13'0")

Open fireplace, radiator.





PARTLY-FITTED KITCHEN

3.6 x 3.1 (11'10" x 10'2")

Fireplace incorporating gas fire, double drainer inset sink unit with base cupboard under, adjacent cooker point, plumbing for automatic washing machine, pantry cupboard, boiler providing domestic hot water and servicing the central heating system, radiator, door to the rear off, sliding door leading to:

CONSERVATORY

2.89 x 2.7 (9'6" x 8'10")

BEDROOM ONE

4.1 x 3.8 (13'5" x 12'6")

Radiator.

BEDROOM TWO

3.1 x 3.1 (10'2" x 10'2")

Radiator, built in airing cupboard housing the lagged hot water cylinder and immersion heater.

SEPARATE W.C.

Low level w.c., radiator.

WALK-IN SHOWER ROOM

Walk-in shower, tiled surrounds, pedestal wash hand basin.

OUTSIDE & GARDENS

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There is a most delightful landscaped garden with blocked paved patio, greenhouse, shed, flowering beds, large vegetable garden and an abundance of fruit trees.

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To the front is a neat garden with ample off road parking leading to:

DETACHED SINGLE GARAGE

4.3 x 2.53 (14'1" x 8'4")

Roller shutter electric door.

COUNCIL TAX BAND

Derby City - C.

DIRECTIONAL NOTE

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From Derby proceed along the old Nottingham Road travelling towards Chaddesden. When entering Chaddesden shopping centre turn left into Reginald Road South. Proceed along for approximately half a mile and eventually take the turning right into Woodthorpe Avenue and the property will be situated on the right hand side as denoted by our 'for sale' board.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/BA/SE).

ASHBOURNE

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DERBY LETTINGS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	