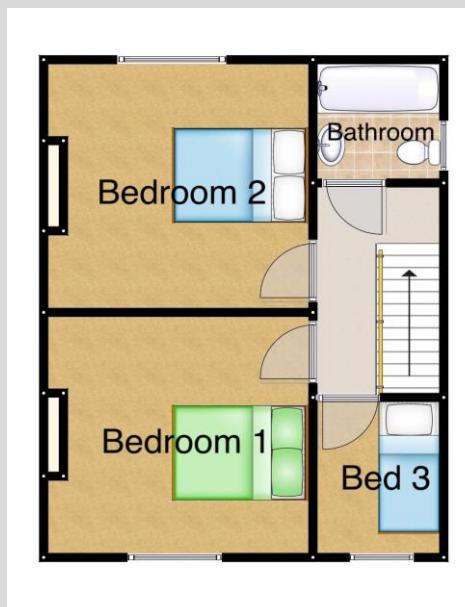




## 4 Elm Grove, Chaddesden Derby, DE21 6SF

Three bedroom detached family home situated in a very pleasant cul-de-sac in a desirable part of Chaddesden within close proximity to Lime Grove. The property was completely renovated around 12 years ago including a new roof, a new central heating system, a full rewire and the creation of a kitchen diner with patio doors to the rear garden. There is also a block paved driveway across the front of the property with off road parking for two vehicles. To the rear is a spacious and private garden with a paved patio area, a level lawn and ample space for an extension if required. The property has a modern feel and is ready to move straight into, whilst still being the ideal option for someone looking to add value. Chaddesden is a vibrant suburb of Derby with a wealth of local amenities. There are bus links the city centre and the property is within walking distance of Asda super store on the edge of Spondon.



**£229,950**

## Entrance Hall

Original 1930's front door with stained glass, laminate flooring, a central heating radiator, a staircase to the first floor, a door to the sitting room at the front and one to the kitchen at the rear.



## Sitting Room 12' 7" x 11' 10" (3.83m x 3.60m)

UPVC double glazed bay window to the front, picture rail, a wall mounted electric fire, a central heating radiator, laminate flooring and a TV point.



## Kitchen/Diner 17' 10" x 11' 6" (5.43m x 3.50m)

Spacious kitchen diner with a Magnets shaker style fitted kitchen, ample dining space and a UPVC double glazed patio doors to the rear garden. There is also a window to the rear, laminate flooring and a central heating radiator.



## Bedroom 1 11' 1" x 11' 11" (3.38m x 3.63m)

UPVC double glazed window top the front and a central heating radiator.



## Bedroom 2 11' 5" x 11' 11" (3.48m x 3.63m)

UPVC double glazed window top the rear and a central heating radiator.

## Bedroom 3 7' 1" x 5' 7" (2.16m x 1.70m)

UPVC double glazed window top the front and a central heating radiator.



## Bathroom 5' 7" x 5' 5" (1.70m x 1.65m)

Three piece suite including a bath with shower over, a pedestal wash basin and WC. There is also a ceramic tiled floor covering, a central heating radiator and a UPVC double glazed window to the side.

## Outside

To the front of the property is a block paved driveway with space for two vehicles. There is a gate on the right hand side of the house which leads to a private and spacious rear garden, which also

### Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 4 Elm Grove<br>Chaddesden<br>DERBY<br>DE21 6SF | Energy rating<br><b>D</b> | Valid until:<br><b>15 October 2034</b>                 |
|  |                           | Certificate number:<br><b>7734-8820-4409-0980-2292</b> |

**Property type** Detached house

**Total floor area** 79 square metres

## Rules on letting this property

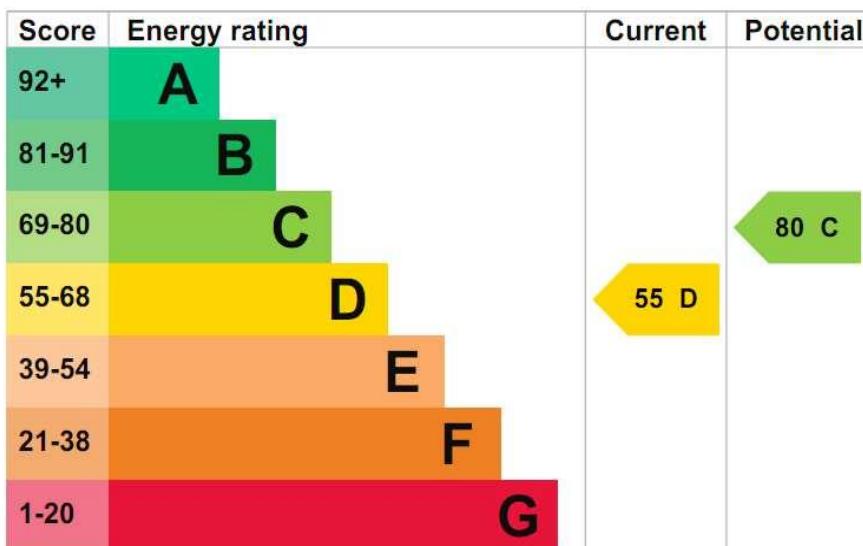
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60