



**48a Morley Road
Chaddesden
Derby
DE21 4QU**

**Best Offers
Around £215,000**

- Attractively priced for motivated buyers
- Individual-designed detached bungalow
- Large garage
- Spacious lounge/diner with conservatory off
- Fitted kitchen
- Two double bedrooms
- Bathroom and guest cloakroom
- Landscaped low-maintenance rear garden
- Scope for improvement

GENERAL INFORMATION

THE PROPERTY

This individual-designed detached bungalow is situated off a shared driveway in this popular residential area close to local amenities. The gas centrally heated accommodation offers spacious accommodation with a hallway with a guest cloakroom leading into an excellent-sized lounge diner. French doors lead into a conservatory. A lobby from the lounge/diner gives access to a kitchen, two double bedrooms and a family bathroom.

OUTSIDE

Outside is a large garage with a remote up and over the door. Wrought iron gates lead through to a narrow driveway with further gates, giving access to the front path, which leads to the entrance door. Paths down each side of the bungalow lead into the fully enclosed, well-maintained, and landscaped rear garden.





LOCATION

Chaddesden has its lovely park, local supermarkets, a pharmacy, public Inns, and eateries. There is good travel into Derby city centre and the A52 for further onward travel.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

0.95m min 2.07m max x 2.58m length
(3'1" min 6'9" max x 8'5" length)

Houses the domestic hot water and central heating Worcester Bosch boiler, has a useful guest cloakroom and a further door leads into the lounge diner.

GUEST CLOAKROOM

1.05m x 1.31m (3'5" x 4'3")

Has W.C., wall mounted vanity hand

wash basin, fully tiled walls with obscure window to the front aspect.

LOUNGE DINER

6.90m x 4.70m (22'7" x 15'5")

Has windows out into the conservatory with French doors leading out, feature fire surround with living flame gas fire inset, coving to ceiling, radiators and a door leads through to the lobby area.

LOBBY AREA

Which has a window to the side aspect, a door leading out to the side and off from this area is the kitchen.

KITCHEN

3.58m x 2.14m (11'8" x 7'0")

Is fitted with a range of base cupboards, wall mounted cabinets, work tops incorporate a one and a quarter stainless steel sink with double side

drainers, there is space for a gas cooker, space for washing machine and space for fridge and freezer, there is a Velux window and loft access point.

BEDROOM TWO

3.59m to window x 2.75m to wardrobe front (11'9" to window x 9'0" to wardrobe front)

Window to the front aspect, radiator, ceiling light point, Velux window and is fitted with a range of wardrobes providing hanging space and shelving.

BEDROOM ONE

2.66m to the window x 3.75m (8'8" to the window x 12'3")

Has a window to the front aspect, radiator, ceiling light point and built in wardrobes with mirrored sliding doors.



BATHROOM

2.49m x 1.87m to rear of shower (8'2" x 6'1" to rear of shower)

Has a large walk in shower with glazed screens, W.C, hand wash basin, tiled surrounds, obscure window to the rear aspect, radiator, built in storage cupboards ideal for linen storage

CONSERVATORY

1.84m x 6.19m (6'0" x 20'3")

This room is off the lounge and has wood effect flooring, French doors leading out onto the rear garden and double glazed windows to the rear aspect and side aspect.

OUTSIDE

The garden to the rear of the property is beautifully landscaped and is low maintenance with winding paved pathways, gravelled borders with herbaceous planting, pond area and ample space for greenhouses and sheds. A paved path leads down the side of the property with a timber gate that leads through to the front of the property.

The front of the property is approached off a shared driveway with a garage. There are double wrought iron gates to the side of the garage with a narrow Tarmac driveway providing parking for a vehicle and there are further wrought iron gates lead to the front entrance door. There is also a further paved path with a wrought iron gate to the other side of the property.

GARAGE

6.68m x 3.64m width (21'10" x 11'11" width)

Has a remote up and over door, power and light.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed

and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

Derby City Council - Band C

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with



regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CURRENT UTILITY SUPPLIERS

Gas - British Gas

Electric - British Gas

Oil

Water - Mains - Severn Trent

Sewage - Mains - Severn Trent

Broadband supplier - BT

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Neopog 03/2014

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC

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