



Suffolk Avenue  
Chaddesden DE21 6ER

**L** | **LEADERS**  
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This deceptively spacious three double bedroom detached dormer bungalow is conveniently situated for bus routes, local shops and other amenities, the property is also located within easy access to the A52, A38, Derby city centre. Boasting three double bedrooms, two reception rooms, conservatory, ample off road parking and a garage. Viewings are highly recommended to appreciate this beautifully presented property.



**Entrance Hall**

Enter the property via white double glazed upvc front door having wood effect flooring and internal doors leading to lounge and bedroom one.

**Downstairs Bedroom**

Having wood effect flooring, radiator and double glazed window to the front elevation.

**Lounge**

Having wood effect flooring , radiator and double glazed window to the front elevation.

**Bathroom**

Having wood effect flooring, neutral wall tiles, white toilet, hand wash basin, radiator and stainless steel walk in shower cubicle.

**Dining room**

Having wood effect flooring, radiator, stairway leading to first floor and white upvc sliding doors leading to the conservatory.

**Kitchen**

Having tiled flooring, dark wood effect roll edge worktop, a range of white gloss wall and base units with built in dishwasher, fridge, freezer, stainless steel sink and drainer, gas hob, electric oven, double glazed white upvc windows and internal door leading to the conservatory.

**Conservatory**

Having tiled flooring, double glazed windows and french doors leading out to the rear garden.

**Bedroom One**

Having carpets, radiator and double glazed window to the side elevation.

**Bedroom Two**

Having carpets, radiator, double glazed window and a walk in wardrobe having carpets and a wall mounted combi boiler.

**Outside**

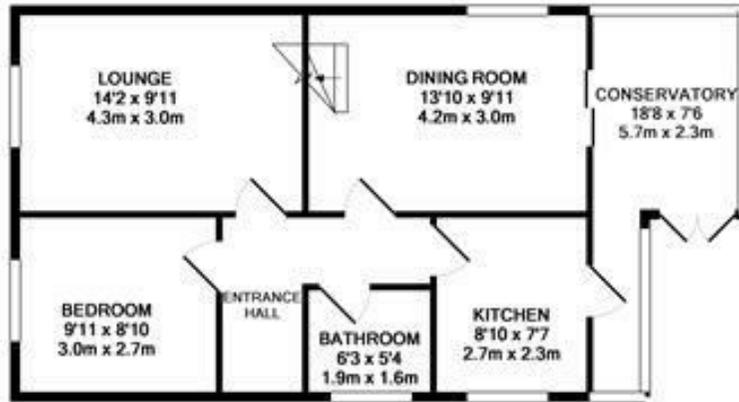
To the front of the property is a concrete drive way which has space for around 5 cars. To the rear of the property is a low maintenance block paved garden with a stone edging and a brick built garage.

**Sales Disclaimer (CORN)**

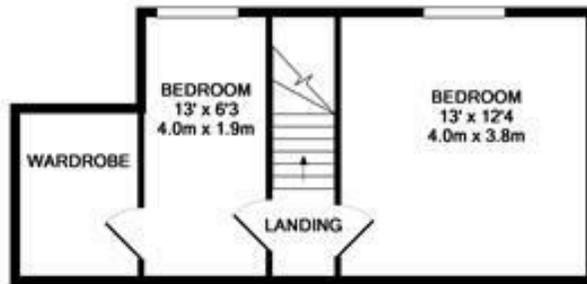
These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.







GROUND FLOOR  
 APPROX. FLOOR  
 AREA 621 SQ.FT.  
 (57.7 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 336 SQ.FT.  
 (31.2 SQ.M.)  
**TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	68
	EU Directive 2002/91/EC	

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