



Edward Avenue
Chaddesden

Offers Over £170,000



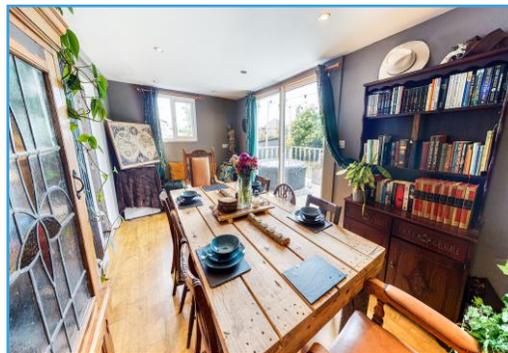
Edward Avenue Chaddesden

SITUATED ON A QUIET CUL-DE-SAC WITH A GREAT SIZED REAR GARDEN, LOTS OF CHARACTER, A SPACIOUS DRIVEWAY AND CLOSE TO LOCAL AMENITIES, this property is a great choice for a first time buyer or a small family looking for their first home.



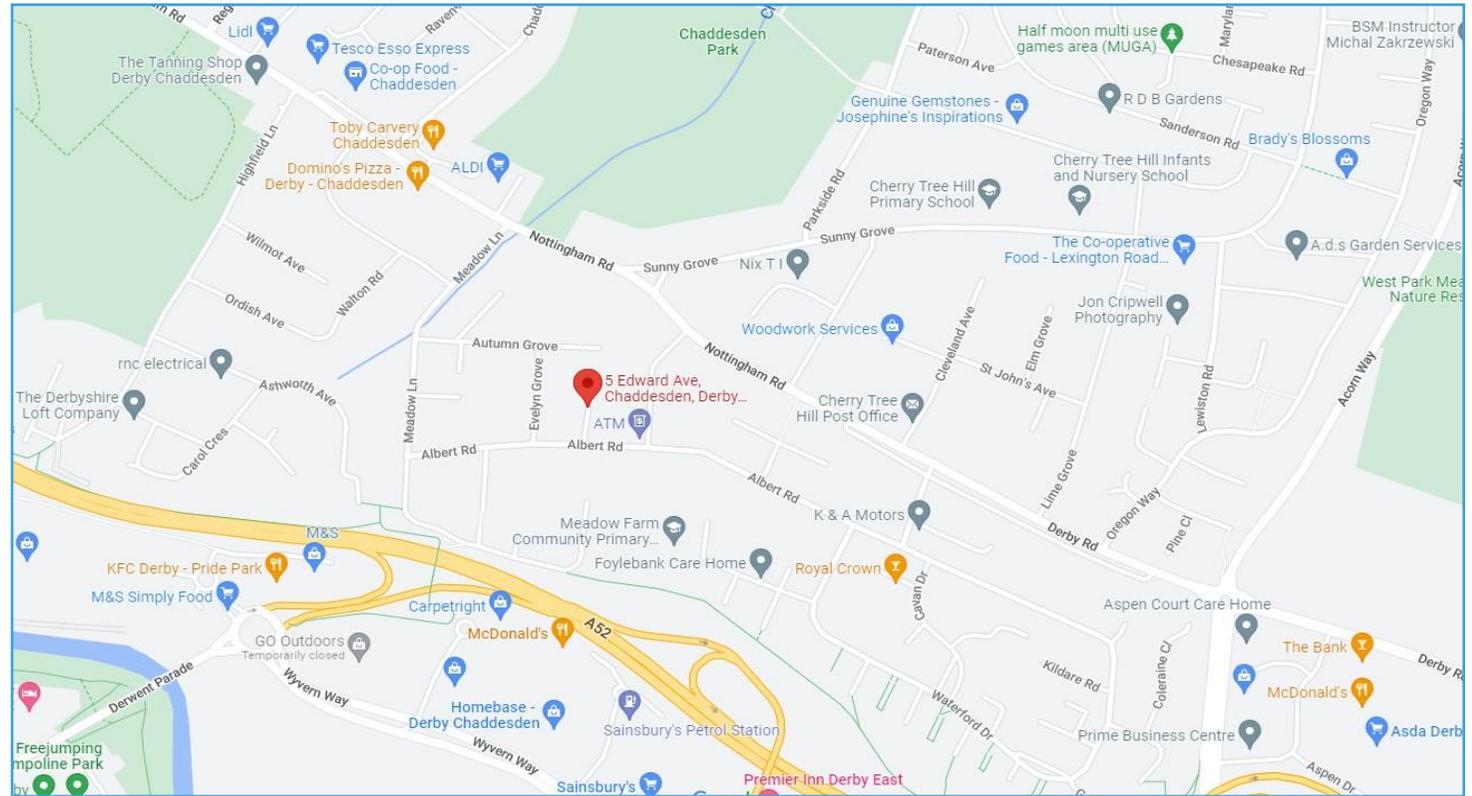
Upon entering the property there is a hallway with access to the living room, kitchen and stairs. The living room is a great size and sits to the front of the property. The kitchen is accessed via an archway from the hallway and is beautifully light and open with a big wrap around window out to the side of the property. There is an integrated oven and space for under counter appliances. Leading on from the kitchen there is a large open archway into an extension which has been set up as a very generously sized dining room. The dining room has sliding double doors out onto an impressive raised decking area with ample space for outdoor dining and more. Upstairs a double bedroom can be found which has its own dressing room!

There is a further single bedroom which could also be used as a home office space. The family bathroom is tastefully designed, fitted with a WC, sink and a bath including an overhead shower. Outside to the rear of the property and a defining feature to this lovely home is an impressive sized rear garden mainly laid with lawn and includes the great raised decking area. The front of the property is low maintenance with a spacious driveway and a gate for access to the rear of the property. ***Why you'll love this home - With its great character, impressive dining space, a dressing room and a garden not to be missed, this home is a great choice for a first time buyer or a small family's first home.***



Edward Avenue Chaddesden

Chaddesden is a popular suburb of Derby with an array of amenities including supermarkets, pubs, takeaways and lots of other shops. Chaddesden has easy access to Derby City Centre and easy access to all major road links. Chaddesden has a large park to enjoy, cafes and a choice of schools.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



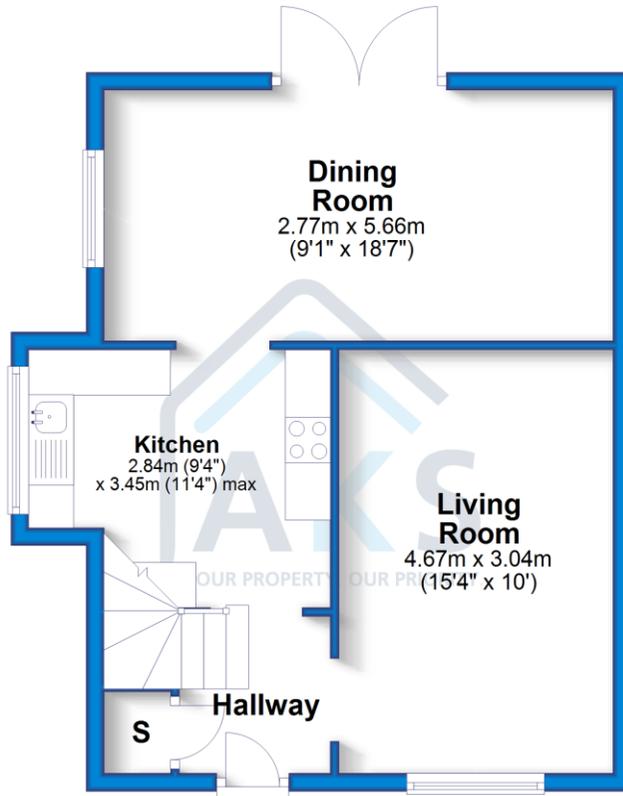
Help for sellers

If you're thinking of selling, we'd love to help you.

The Floor Plan

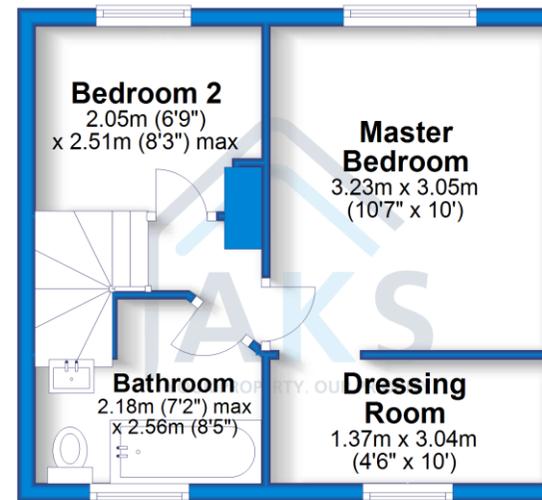
Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



First Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



Total area: approx. 67.0 sq. metres (721.3 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.