

CURRAN  
BIRDS  
+ CO

Lime Grove, Chaddesden  
£260,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, SIZEABLE LANDSCAPED GARDEN - Lime Grove is a thoughtfully updated property offering an ideal balance of traditional charm and modern functionality. Situated in a popular part of Chaddesden, this attractive home features a welcoming interior complemented by carefully considered finishes throughout.

Highlights include a bright bay-fronted lounge with a log burner, a stylish kitchen-dining area with garden access, and a generously proportioned rear garden with multiple seating areas, established planting and mature fruit trees. Off-street parking for two vehicles and an EV charging point further enhance the appeal.

Whether relaxing indoors by the fire or entertaining on the patio, Lime Grove presents a versatile space for both family life and quiet enjoyment. Well-located for schools and amenities, this is a property that invites both practicality and a warm, homely atmosphere.









### The Detail

Set behind a low brick boundary wall with a block paved driveway, Lime Grove immediately sets a welcoming tone with space for two vehicles and an EV charging point. A wooden sleeper fence borders the front, offering both privacy and a smart finish. Inside, the entrance hallway features a solid oak floor and a cast iron period radiator, setting the tone for the character-led interiors found throughout the home. The ground floor includes a guest WC and a well-proportioned lounge, complete with a bay window and a log burner – perfect for creating a cosy and inviting atmosphere.

To the rear, the kitchen and dining area form the sociable heart of the home. The kitchen is fitted with matching Shaker-style wall and base units, a Belfast sink with mixer tap, integrated electric cooker, and stainless steel gas harbour hood. A Worcester Bosch combination boiler is also housed here. Laminate flooring runs through to the dining area, which enjoys natural light via double French doors opening to the rear garden. Adjacent, the second reception room is an ideal formal dining space or snug, featuring French doors and a stylish inset pebble effect gas fire.

Upstairs, the landing is brightened by a stained glass feature window. There are three good-sized bedrooms and a well-appointed bathroom complete with freestanding roll top bath, rainfall shower, built-in storage, wash basin, towel radiator, and WC. A pull-down ladder provides access to the loft for additional storage.

The rear garden is a key feature of the property – generous in size and thoughtfully arranged for a range of uses. A large patio provides ample space for entertaining, while the lawn is bordered by mature planting and established fruit trees. A timber decked area with pergola offers an alternative seating space, complemented by a log store and a covered rear seating area. A sizeable timber shed/workshop is ideal for hobbies or storage, with a further timber store located at the top of the garden. Raised vegetable beds and a greenhouse add further appeal for those looking to grow their own produce.











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## The Location

Lime Grove is located in the heart of Chaddesden Village, a well-established residential area known for its community feel and convenient local amenities. Just a short distance away, Chaddesden Park offers open green space, woodland walks, a play area and sports facilities — ideal for families and outdoor enthusiasts. Nearby Pride Park enhances the lifestyle appeal, offering a selection of gyms, a dedicated padel tennis centre, and a variety of restaurants, bars, and cafés to suit both casual and social occasions.

The property falls within the catchment area for Cherry Tree Primary School and West Park School (Secondary), adding further appeal for families.

This is a location that combines village character with excellent access to recreational facilities, making it a practical and enjoyable setting for day-to-day living.





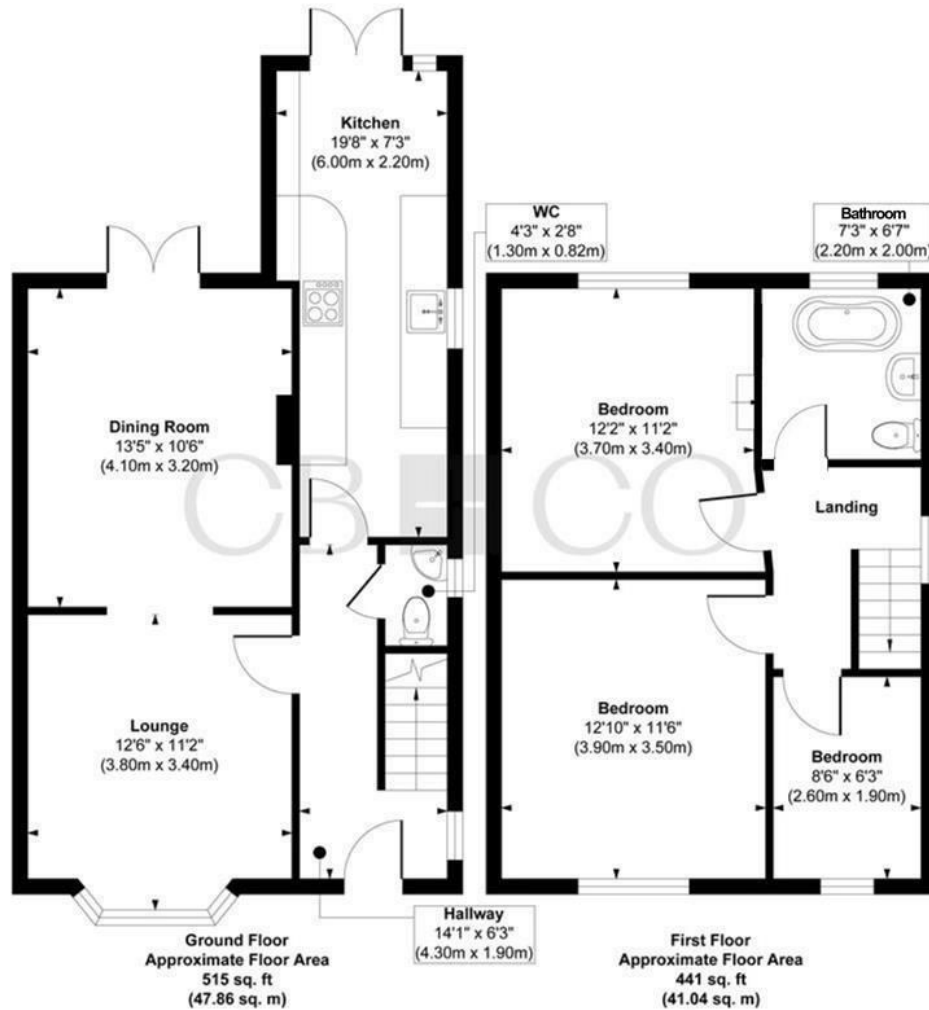








## 5 Lime Grove



**Approx. Gross Internal Floor Area 956 sq. ft / 88.90 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Bay Front Semi Detached Property
- Three Well-Proportioned Bedrooms
- Bay-Fronted Lounge With Feature Log Burner
- Stylish Dining Room With Pebble Effect Gas Fire
- Shaker-Style Kitchen With Belfast Sink And Integrated Appliances
- Contemporary Bathroom With Freestanding Roll Top Bath
- Block Paved Driveway With EV Charging Point
- Large Rear Garden With Patio, Lawn And Planting Borders
- Timber Shed/Workshop And Additional Garden Store
- No Chain

### Size

Approx 956.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A

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Let's *Talk*

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