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Highfield Lane, Chaddesden
£210,000



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



Positioned at the bottom of Highfield Lane, this smartly presented semi-detached property combines practical design with contemporary finishes. Offering a bright bay-fronted lounge, an extended kitchen-diner, and a modern ground floor bathroom, the home is designed for comfort and ease of living.

A spacious rear garden with lawn and decking provides an excellent outdoor retreat, while a block-paved driveway delivers convenient off-road parking. Located within walking distance of village amenities and with direct footbridge access to Pride Park, this is a superb opportunity for buyers seeking a stylish home in a well-connected residential area.





The Detail

Step through the side entrance with stained-glass detail into a bright and welcoming home that has been thoughtfully upgraded throughout. The bay-fronted lounge features a striking brick fireplace with a free-standing electric fire, recessed lighting, and double-glazed windows, creating a warm and inviting space. To the rear, the extended kitchen and dining area offers a sociable layout, with high-gloss white units, laminate flooring, and a range of integrated appliances including a gas hob, electric oven, cooker hood, and plumbed washing machine. An understairs cupboard provides additional storage.



The ground floor bathroom is finished to a high standard with a rainfall shower over the bath, a modern vanity unit with wash basin, low level WC, and a chrome towel radiator.

Upstairs, the landing includes feature wall panelling and access to the loft. The front-facing main bedroom benefits from a large bay window and an additional front window, allowing for excellent natural light. The second bedroom includes high-gloss fitted wardrobes, while the third overlooks the garden.

Outside, a generous lawn and raised decking area offer a versatile outdoor space, with gated side access and a block-paved driveway to the front.





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The Location

Chaddesden Village offers an excellent balance of everyday convenience and lifestyle appeal. Just a short walk away, you'll find a variety of local amenities including independent shops, cafés, and essential services. The nearby footbridge offers direct access to Pride Park and Derby Arena, making it ideal for commuters or those working in the city centre.

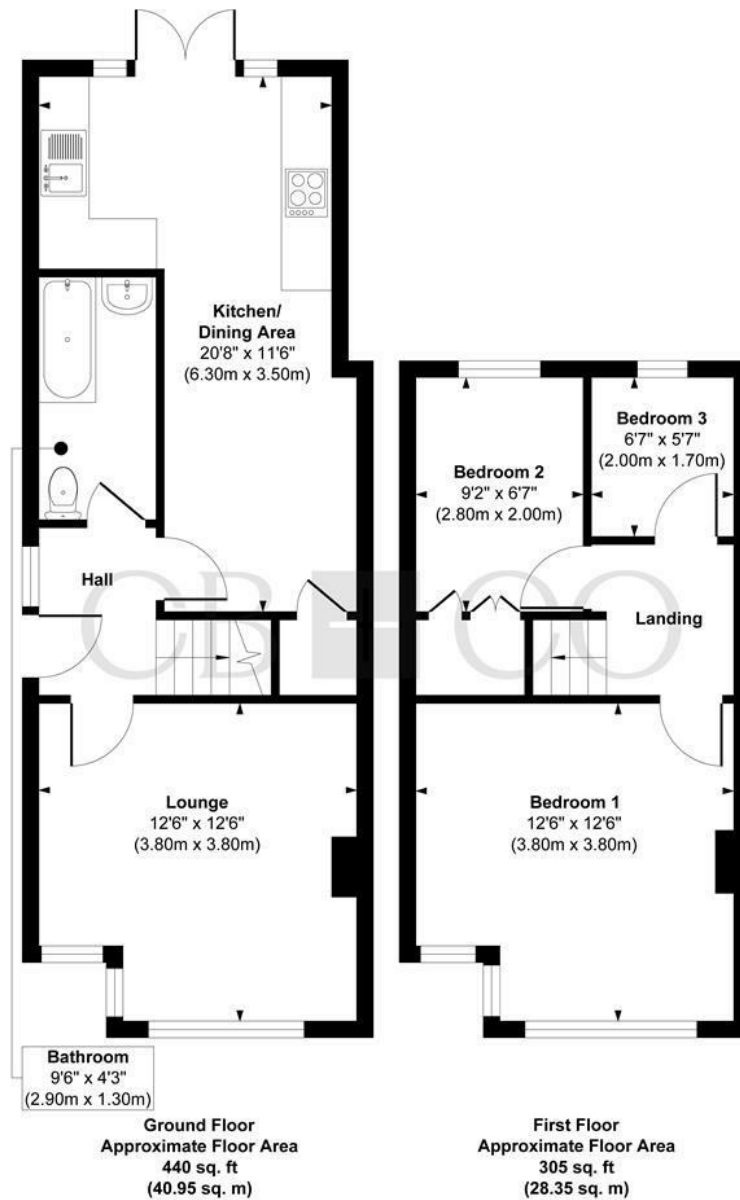
Green spaces are close at hand, with Chaddesden Park offering walking trails, play areas, and open grounds for recreation. The area also benefits from regular public transport links and quick road access to major routes, while retaining a strong sense of community that appeals to a wide range of buyers.







103 Highfield Lane



Approx. Gross Internal Floor Area 745 sq. ft / 69.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The *Particulars*

- Bay Fronted Semi Detached Property
- Three Bedrooms, Master With Bay Window
- Ground Floor Modern Contemporary Bathroom
- Stylish Extended Kitchen Diner
- Generous Rear Garden With Lawn And Decking
- Block Paved Driveway Providing Off-Road Parking
- Walking Distance To Chaddesden Village
- Easy Footbridge Access To Pride Park
- UPVC Double Glazing Throughout
- Ideal First Time Buy

Size

Approx 745.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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