



CARDIGAN STREET, CHADDESSEN, DERBY

PRICE £170,000

3 BEDROOM

| 1 BATHROOM

| 2 RECEPTION



WELCOME TO CARDIGAN STREET

NO CHAIN - An extended three-bedroom semi-detached home situated in this ever-popular area of Chaddesden. Recently redecorated throughout in a tasteful neutral style, the property is ideally suited to first-time buyers or young families. It enjoys a convenient location with easy access to Derby city centre, Pride Park and a wide range of local amenities.

The accommodation comprises an entrance porch, hallway, modern ground-floor bathroom, living room, breakfast kitchen and a garden room. To the first floor, the landing provides access to three well-proportioned bedrooms.

Outside, the property benefits from a block-paved driveway with gated access to the enclosed rear garden, which features a block-paved seating area, timber shed and a spacious outbuilding.

THE DETAIL

The property is entered through uPVC double glazed doors into a brick-built porch with a tiled floor. A glazed internal door leads into the entrance hallway, which features a ceramic tiled floor, a staircase rising to the first-floor landing, a side-facing window, and doors giving access to the lounge, kitchen and ground floor bathroom.

The living room enjoys a pleasant front aspect and centres around a feature fireplace incorporating an electric log-effect fire, creating an attractive focal point for the room.

The breakfast kitchen is fitted with a range of maple-effect wall and base units complemented by granite-effect rolled-edge work surfaces. Additional features include a stainless-steel sink and drainer unit, tiled splashbacks, an integrated electric oven, a four-ring gas hob, low-level appliance space, and a useful breakfast bar area.

Leading directly from the kitchen via an open archway is a bright and versatile garden room of uPVC and brick construction. With tiled flooring, uPVC double-glazed windows, and a side door opening onto the rear garden, this space provides an excellent additional reception area.

To the first floor, the landing gives access to three well-proportioned bedrooms, all presented in neutral decorative tones with fitted carpets. The primary bedroom is positioned to the front of the property and benefits from a built-in storage cupboard with shelving. Bedrooms two and three overlook the rear garden, with bedroom two also housing a cupboard containing the wall-mounted Baxi combination boiler.

Externally, the property enjoys a block-paved frontage providing off-road parking for approximately three vehicles. The front boundary is enclosed by a wall, while decorative wrought-iron double gates to the side open onto a continuation of the driveway.

To the rear is an enclosed garden designed for ease of maintenance, incorporating block-paved seating areas, a timber-framed shed, and a useful brick-built outbuilding. The garden offers excellent potential for improvement and would benefit from some landscaping and general maintenance works.





The Location

Chaddesden is a convenient and popular residential area situated around two miles away from Derby City centre and offers a good range of local shopping facilities to include a varied range of shops, public houses, restaurants, petrol station and regular bus services into Derby City centre.

It also offers excellent access to the road networks with the A52 located a few minutes drive away giving onward access to the A38 and M1 Motorway and the major motorway network. East Midland's Airport is also easily accessible.

For those who enjoy golf, there are three high quality courses available at Morley Hayes, Horsley Lodge and Breadsall Priory which also offers a gym and country club.

This property is located a few minutes drive away from open countryside and leisure facilities including Chaddesden Park and the nearby Locko Country Park offering delightful walks and scenery.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

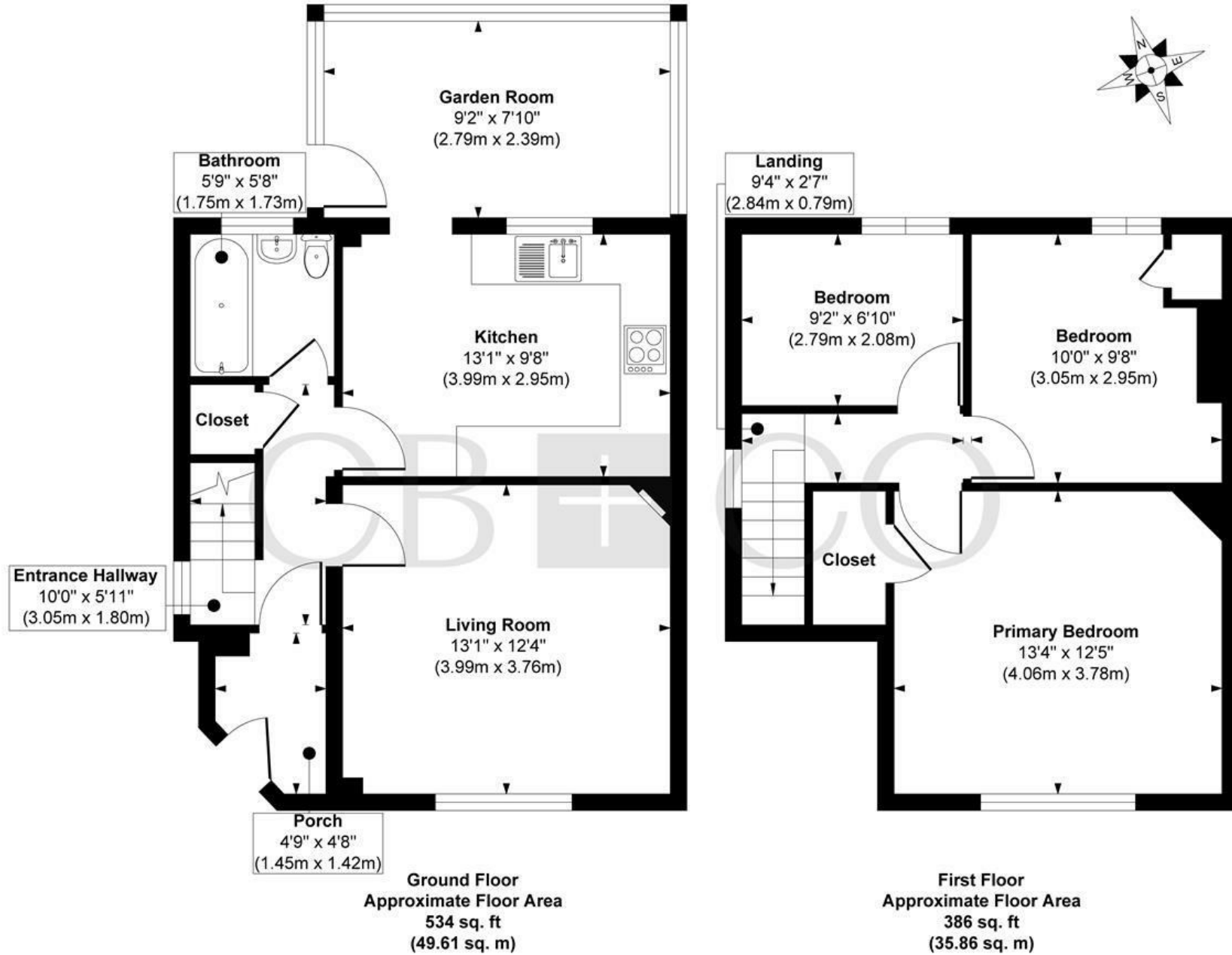








Cardigan Street, Chaddesden, Derby



Approx. Gross Internal Floor Area 920 sq. ft / 85.47 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

920.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Extended Three Bedroom Semi-Detached Home
- Recently Redecorated to Tasteful Neutral Theme
- Ideal First Time Buy or for Young Family
- Gas Central Heating & uPVC Double Glazing
- Entrance Porch, Hallway, Modern Ground Floor Bathroom
- Lounge, Dining Room, Dining Kitchen & Conservatory
- Three Bedrooms Including Spacious Primary Bedroom
- Block Paved Driveway, Enclosed Rear Garden with Outbuilding
- Easy Access to Derby City Centre & Pride Park
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
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