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Nottingham Road,
Chaddesden
£230,000



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



Positioned directly opposite Chaddesden Park and within a stones throw of Chaddesden Village, this traditional three-bedroom semi-detached home on Nottingham Road offers everyday practicality in a convenient and well-connected setting. With a generous frontage, shared driveway, and garage, it provides off-street parking and useful storage, while the rear garden and conservatory add to its versatility. Inside, the layout supports modern family life, including a through lounge-diner, bright conservatory, and functional kitchen with garden access. Spread over three levels, the property includes two double bedrooms, a further double bedroom on the second floor and a family bathroom. With schools, shops, green spaces and Pride Park within easy reach, this is a smart choice for those seeking comfort and convenience in equal measure.





Approached via a sizeable frontage with shared driveway parking, this three-bedroom semi-detached property provides a practical home environment across three floors.

The entrance hallway features an open-plan staircase and side window, leading into a front-facing lounge with a bay window and fireplace with inset gas fire. The adjoining dining area includes recessed lighting and a contemporary-style radiator, creating a sociable living space. To the rear, a double-glazed conservatory with power and French doors opens directly onto the garden, ideal for use as a second sitting area or playroom.

The kitchen is fitted with matching wall and base units, an integrated electric oven and hob, and plumbing for a washing machine. There is also room for a dishwasher and direct access to the rear garden.

Upstairs, the first floor includes two double bedrooms and a bathroom fitted with a white three-piece suite, electric shower, extractor fan and low-level WC. The landing area includes a recess suitable for storage or a compact study setup. The converted attic level features a further double bedroom with a Velux window and a vanity unit with washbasin.

The rear garden includes a paved patio and leads to a detached garage, providing extra storage or workspace.







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Situated in the popular residential suburb of Chaddesden, Nottingham Road enjoys a prime position directly opposite Chaddesden Park—ideal for dog walking, sports and family outings. Everyday shopping is made easy with a nearby Aldi supermarket, while further amenities can be found at the local centre, all within walking distance.

Pride Park and Derby city centre are easily accessible on foot via a pedestrian bridge, or by road with excellent connections via the A52. The area is well served by local schools and regular bus routes, making it a convenient and well-connected place to call home.









Approx. Gross Internal Floor Area 1351 sq. ft / 125.63 sq. m

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

Produced by Elements Property

The Particulars

- Three Bedroom Semi-Detached Home With Flexible Three-Storey Layout
- Bay-Fronted Lounge With Feature Fireplace And Inset Gas Fire
- Open-Plan Dining Area With Contemporary Radiator And Recessed Lighting
- Bright Conservatory With Power And French Doors To Garden
- Practical Kitchen With Garden Access And Integrated Appliances
- Generous Frontage With Parking, Well Set Back From The Road
- Detached Garage Providing Useful Additional Storage Space
- Directly Opposite Chaddesden Park
- On The Doorstep Of Village Amenities, Supermarket And Bus Services
- Within Walking Distance From Pride Park

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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