

CURRAN  
BIRDS  
+ CO

St. Johns Drive  
Chaddesden, Derby  
£220,000





# CURRAN BIRDS + CO

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



GENEROUS GARDEN PLOT – Offered for sale with no chain is this well presented traditional three bedroom semi-detached home with a most generous plot with extensive mature rear garden, occupying this delightful mature cul-de-sac position, this property would be ideally suited to first time buyers or young families and also offers exciting potential for extension (subject to necessary planning consent being obtained).

The property offers a great layout with an entrance hallway, lounge, separate dining room, superb contemporary kitchen with integrated appliances and a ground floor bathroom. The first floor landing gives access to three bedrooms including two generous double bedrooms and a shower room.

Outside, a true feature of this property and a real highlight is the extensive mature rear garden with large lawn and the garden offers a good degree of privacy being screened by mature shrubs and trees. With off-street parking and good access to local amenities, this is a great option for those seeking a home in a well-connected location.









## The Detail

Upon entering the home, a composite and glazed door leads into a hallway with stairs rising to the first floor. To the front sits the lounge, featuring a modern electric fireplace set in a marble surround and a large window allowing plenty of natural light. A glass-panelled door connects to the dining room, which benefits from built-in storage, matching grey wood grain effect flooring, and views over the rear garden. From here, you'll find access to a handy understairs storage area and the ground floor bathroom, which includes a panelled bath, pedestal basin, WC, and electric shower.

The kitchen has been fitted in a contemporary style, with high gloss white units, an integrated oven and hob with extractor, and further integrated appliances including a fridge freezer and washing machine. Doors provide access to both the rear and side gardens.

Upstairs, there are two double bedrooms – one front-facing, one overlooking the garden – and a third single room, ideal as a nursery or office. A separate shower room completes the first floor, featuring a vanity unit, wc and shower cubicle.

Outside, the home offers a single-width driveway and lawned foregarden. A true highlight of this property is the extensive mature rear garden that complete with two sheds and includes a most generous lawn with shrubbed borders and mature trees, bushes and fruit trees. The garden is enclosed by a fence panelled and hedgerow boundary.

Please note, the following items are included within the sale; sofa and armchair, dining table and chairs, fridge freezer, home storage unit, small bed and mattress











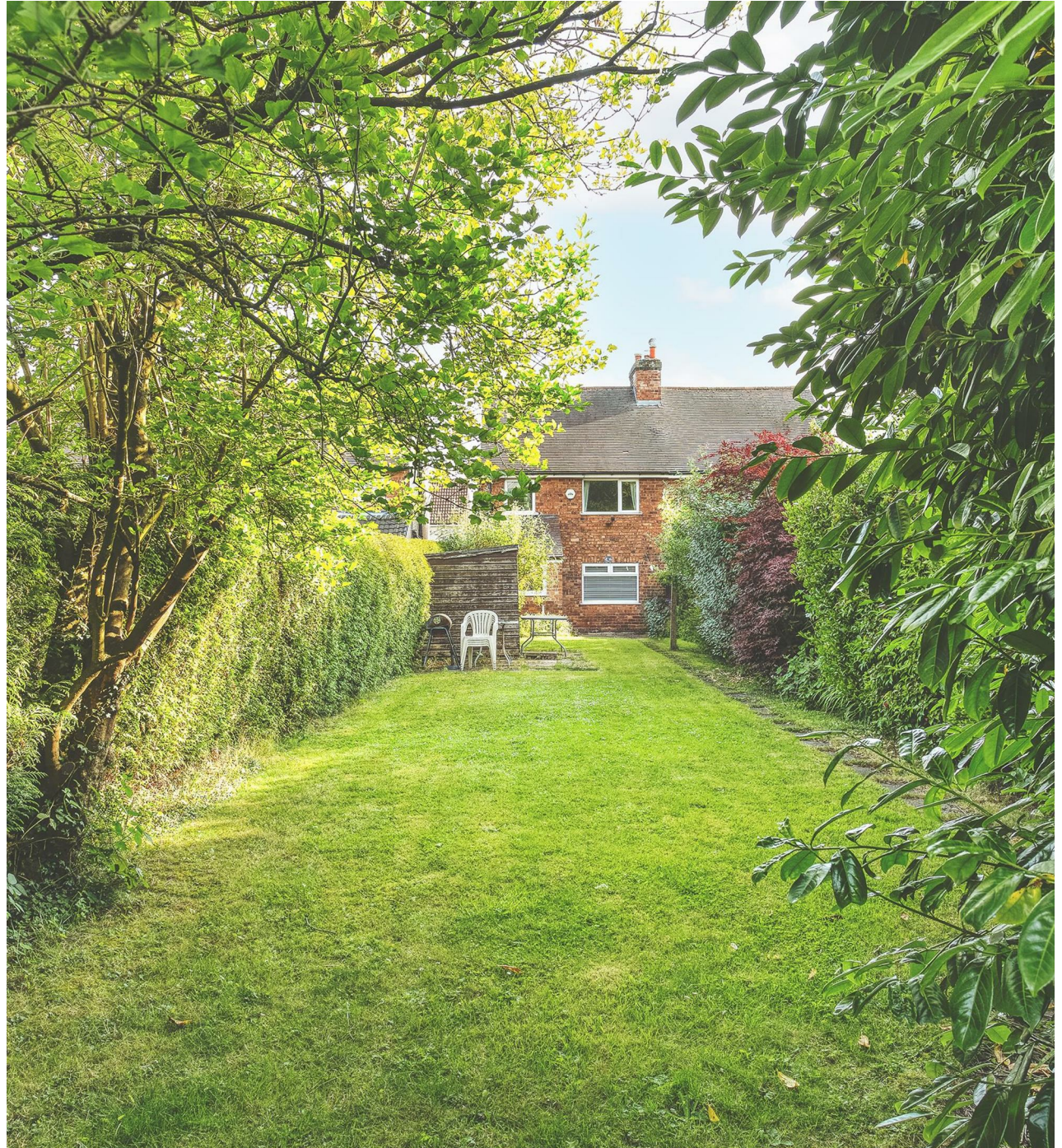
CURRAN BIRDS + CO



## The Location

St. Johns Drive is situated in the popular residential area of Chaddesden, offering easy access to a range of local amenities. Chaddesden Park, with its open green space and recreational facilities, is a short distance away. Local shops, supermarkets, and schools are within easy reach, ensuring day-to-day convenience. The property also falls within the West Park School Catchment Area.

For those who enjoy an active lifestyle, the property is close to Pride Park, which offers retail outlets, gyms, a padel tennis centre, and a variety of restaurants. The area is well-served by public transport, with regular bus routes to Derby city centre, and benefits from excellent road links to the A52, A38, and M1 – ideal for commuters.



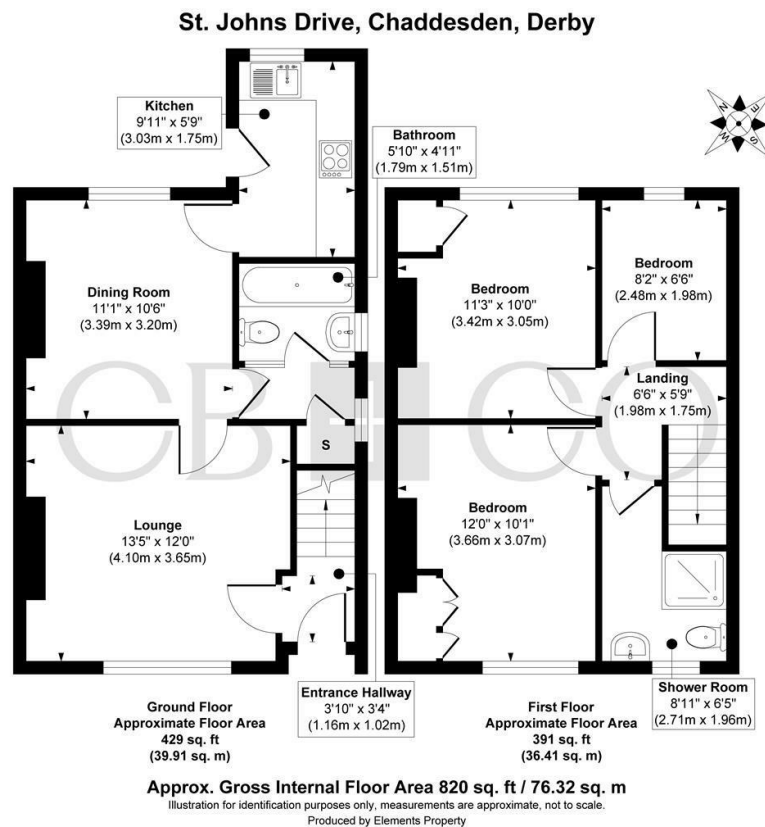












## The Particulars

- Traditional Semi-Detached Home with Generous Plot
- Extensive Plot - Generous Rear Garden
- Delightful Cul-de-Sac Position
- Worcester Combination Boiler Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Lounge, Dining Room & Ground Floor Bathroom
- Superb Contemporary Fitted Kitchen with Integrated Appliances
- Three Bedrooms & Shower Room
- Driveway, Generous Rear Garden Plot - Extensive Private Rear Enclosed Garden
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 820.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A



# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved