COPES WAY, CHADDESDEN, DERBY

PRICE £250,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION

WELCOME TO COPES WAY

EXTENDED SEMI DETACHED, WITH ADDITIONAL ATTIC ROOM, LANDSCAPED GARDEN - This impressive extended semi-detached home offers a versatile and thoughtfully arranged living environment, with accommodation extending across three floors and a range of features that make it particularly appealing to modern families. The property combines comfortable reception spaces with a generous kitchen diner, three bedrooms and an additional attic room providing excellent flexibility for a home office, hobby room, study or further family space.

The ground floor offers a welcoming lounge with an attractive feature fireplace, a separate dining room and a substantial rear extension creating a sociable kitchen and dining space. Upstairs, the accommodation provides three bedrooms and a family bathroom, whilst the top-floor attic room adds valuable additional space and versatility.

Outside, the landscaped rear garden provides a wonderful setting for relaxing and entertaining, with a patio, lawn, ornamental pond and pergola, alongside useful workshop and storage facilities. Off-street parking to the front adds further practicality, making this an appealing home with generous accommodation and excellent outdoor space.

THE DETAIL

The Detail
Approached via an entrance porch with a composite entrance door, the property opens into a spacious lounge designed around a feature open fire and fireplace, creating an attractive focal point. A UPVC double-glazed window overlooks the front, whilst laminate flooring and open-plan stairs provide a practical yet welcoming arrangement. A feature glazed door leads through to the separate dining room, which benefits from two double-glazed side windows and a contemporary wall-mounted radiator, providing a comfortable setting for everyday meals and entertaining.

To the rear is the impressive extended kitchen diner, providing considerable space for both cooking and dining. The kitchen is fitted with Shaker-style units, incorporating space for a range cooker, an integrated dishwasher and plumbing for a washing machine, together with a stainless steel one-and-a-half bowl sink and drainer. The vaulted ceiling, Velux-style windows and recessed lighting create a particularly bright and spacious environment, whilst there is ample room for a substantial dining table and fridge freezer. A contemporary wall-mounted radiator adds to the comfort and practicality of this excellent family space.

The first floor provides three bedrooms and the family bathroom. The rear principal bedroom enjoys views across the garden and includes a built-in wardrobe and airing cupboard housing the hot water cylinder. The front double bedroom features attractive wall panelling, whilst the third bedroom is equally versatile and could also provide an ideal study. The bathroom is fitted with a panel bath with electric shower over, wash hand basin and WC, complemented by tiled walls and flooring and a heated towel radiator.

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A staircase from bedroom three leads to the spacious top-floor attic room, offering considerable versatility and providing an excellent additional area for a home office, hobby room, occasional bedroom or further family space. The property also benefits from gas central heating and UPVC double glazing throughout.

Externally, the landscaped rear garden features block-paved and patio areas, lawn, an ornamental pond and pergola, creating several spaces for outdoor enjoyment. A covered workshop with power and lighting, additional timber shed and outside tap add useful practical facilities. Off-street parking is provided at the front.

Situated in Chaddesden, the property is conveniently positioned for a range of local amenities, schools, shops and recreational facilities. There are a variety of everyday amenities available nearby, whilst a local park is also within easy reach, providing an attractive green space for outdoor recreation and family activities.

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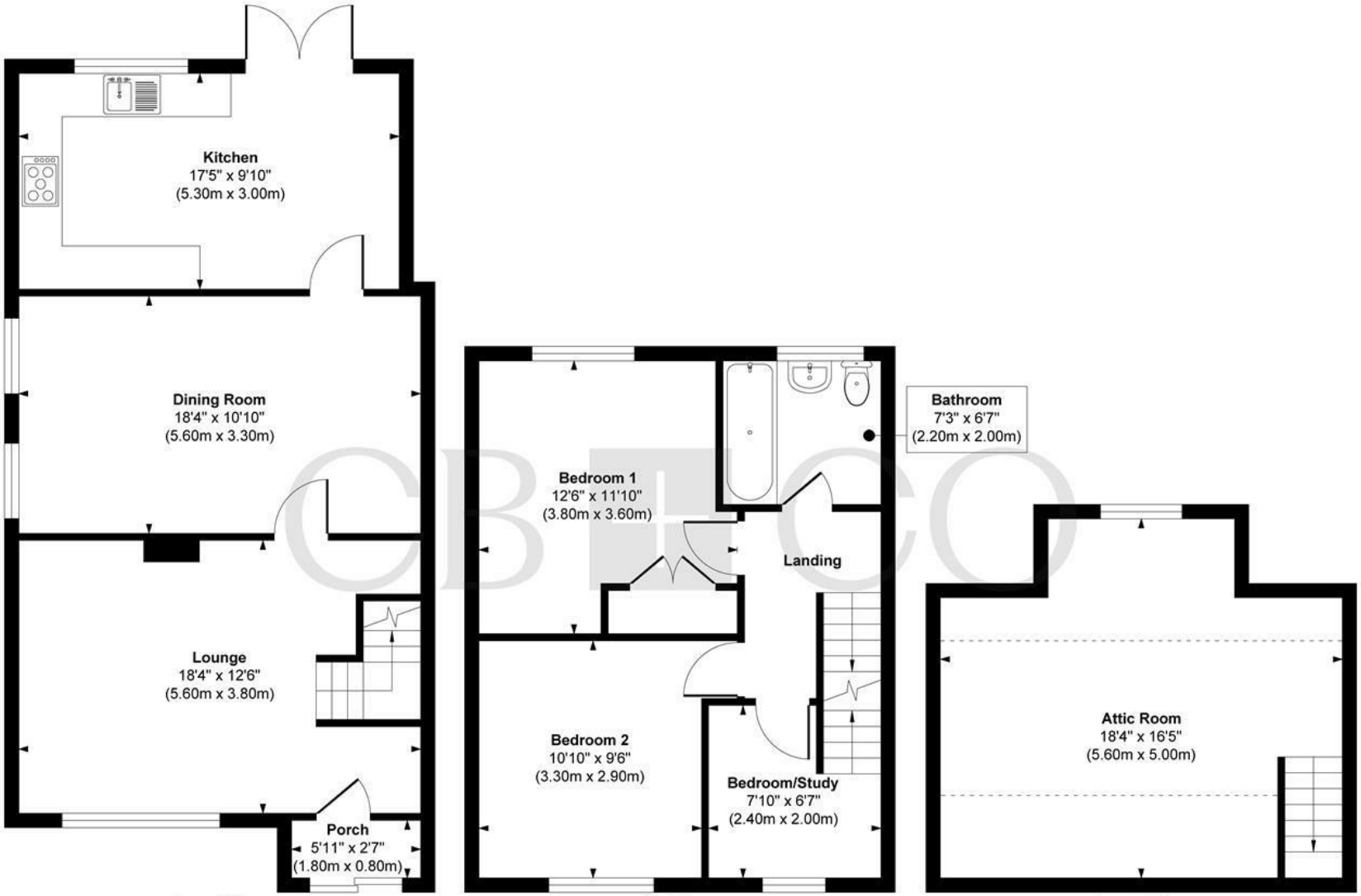
APEROL

GUINNESS

Copes Way



Ground Floor
Approximate Floor Area
628 sq. ft
(58.37 sq. m)

First Floor
Approximate Floor Area
434 sq. ft
(40.32 sq. m)

Second Floor
Approximate Floor Area
265 sq. ft
(24.70 sq. m)

Approx. Gross Internal Floor Area 1327 sq. ft / 123.39 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1327.00 sq ft

EPC RATING

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COUNCIL TAX BAND

- Extended Semi-Detached Family Home With Versatile Accommodation
- Spacious And Well-Presented Living Accommodation Arranged Across Three Floors
- Generously Proportioned Extended Kitchen Diner With Vaulted Ceiling
- Welcoming Lounge Featuring An Attractive Feature Fireplace And Open Fire
- Separate Large Dining Room, Ideal For Entertaining
- Spacious Top-Floor Attic Room
- Beautifully Landscaped Rear Garden With Patio, Lawn, Pergola And Ornamental Pond
- Useful Covered Workshop With Power And Lighting Plus Additional Timber Storage
- Off-Street Parking To The Front
- Ideal First Time Buy

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THE MILLS

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MICKLEOVER

THE STUDIO

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