

# Duchess Way, Chellaston

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Asking Price Of  
**£400,000**



This property at a glance:



1



4



2



1



D



Watch the video

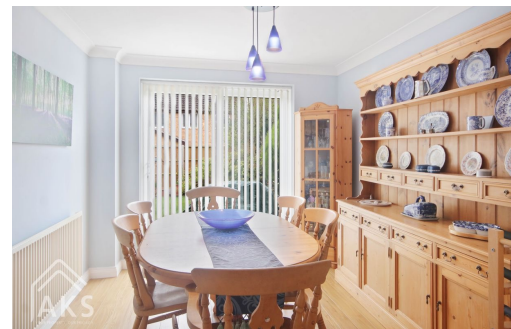


# Duchess Way, Chellaston



## Mikaela says:

*"This home is really quite striking from the front and is tucked away from the road on a private driveway. It offers a great amount of living space inside. Downstairs, not only is there a spacious living room, but a dining room big enough for a good sized family dining table and a lovely big kitchen too, where the current owners have a breakfast table and free standing fridge freezer. Both the kitchen and dining room have sliding doors into the garden too! There's also a utility room with internal access to the garage and a guest toilet. Upstairs there are 3 double rooms and 1 really good sized single room and what really stands out upstairs is how light and airy the home is! With an en-suite and a family bathroom, this is a great sized home for a busy family. The garden is spacious and has some lovely mature trees and shrubs. It also has a patio area and more than enough space for sheds and furniture! This home really is a must see for a family who want to be in a popular area near to good schools and amenities!"*



# Duchess Way, Chellaston



**Did you spot...**

That it is situated  
on a private  
driveway?



## A message from the seller:

*"We have enjoyed living in Chellaston, its a nice community and a very convenient location for schools, work and access to amenities. Our little driveway is quiet, friendly and a lovely place to live. We will miss living here but it's time for the next chapter of life"*







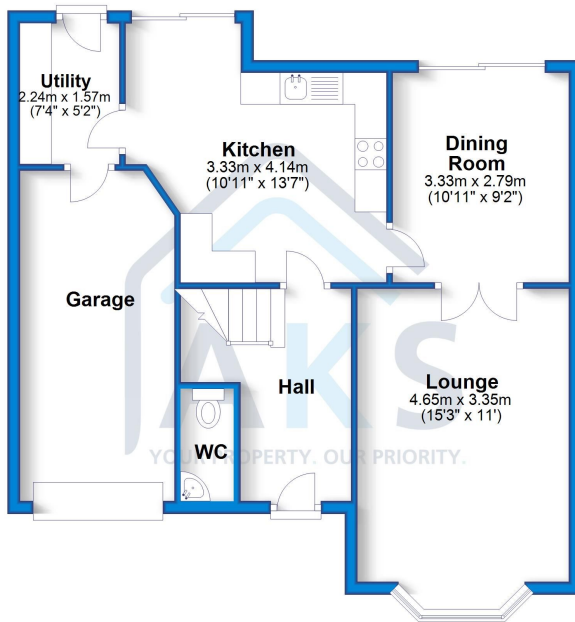
# Floor Plan



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## Ground Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



## First Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



Total area: approx. 128.8 sq. metres (1386.2 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**



## Key Features:

- GARAGE AND DRIVEWAY PARKING
- TUCKED AWAY FROM THE ROAD ON A PRIVATE DRIVEWAY
- EPC RATING D
- 4 GREAT SIZED BEDROOMS
- SPACIOUS BREAKFAST KITCHEN
- SOLAR PANELS
- EV CHARGING POINT



## About the area:

This area is always highly sought after by families in large part due to the excellent schools. This home is within the catchment area of Chellaston Academy secondary school. There is a great selection of local shops, pubs and cafes all within walking distance, a choice of different parks for children and dog walkers alike and some lovely walks along the canal. Chellaston also benefits from excellent road links being just off the A50 and with Infinity Park Way also having opened in recent years.



## Schools:

This home is within the catchment area of Chellaston Academy secondary school.