

Vicarage Road, Chellaston

aksresidential.com

Offers in excess of
£250,000



This property at a glance:



2



3



1



3



D



Watch the video



Vicarage Road, Chellaston



Sam says:

This home is situated in a quiet cul-de-sac in the ever popular Chellaston Village. To the front of the property there is ample driveway parking for 3 cars that leads down to a single garage. Inside the hallway is welcoming. I love the fact it has 2 reception rooms, one being a dining room and the other being a lounge, both rooms benefit from a bay window giving more floor space and lots of natural light flooding through. The 2 rooms have doors between so you can keep them as separate rooms or open them up. There is also a door from the lounge leading out onto the garden. The kitchen has been thoughtfully extended and has lots of cupboard space, induction hob, double oven, integrated dishwasher and fridge freezer, as well as space for a washing machine and a further door out to the garden. Upstairs, there are two generous double bedrooms and a good sized single. The main bedroom has a lovely bay window adding space and light and the second bedroom is a great space too with the third bedroom currently being used as an office, but is plenty big enough for a single bedroom. The family bathroom is also upstairs with a P shaped bath and shower over. There's even storage on the landing! My favourite thing about this home has got to be the garden, its so big! There's a decked area, as well as a good sized patio area and plenty of room if any further extension was needed!



aksresidential.com

Vicarage Road, Chellaston



Did you spot...

This great 3 bed house has an extended kitchen and a large back garden



A message from the seller:

"We really like living here, the neighbours are friendly and the street is very peaceful and quiet. We love the massive garden, especially in summer where we have BBQ's and the boys play football on the lawn"





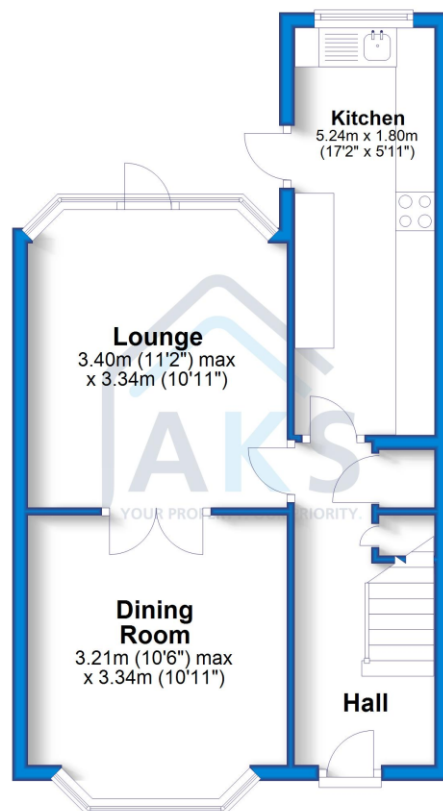
Floor Plan



aksresidential.com

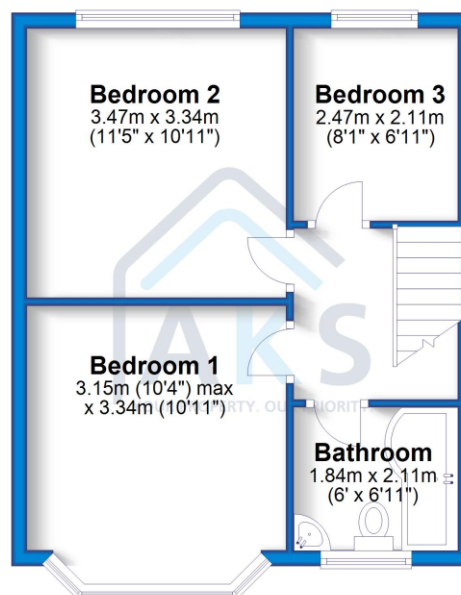
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- FANTASTIC CUL-DE-SAC LOCATION
- LARGE GARDEN
- GARAGE AND DRIVEWAY PARKING
- 2 RECEPTION ROOMS
- EPC RATING D
- CLOSE TO AMENITIES
- EXTENDED KITCHEN



About the area:

This area is always highly sought after by families in large part due to the excellent schools. 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 infant/Junior school and Chellaston Academy secondary school.



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

To book a viewing with
Sam call
01332 30 30 30

[Click here](#) to watch the property video

