



HOPKINS & DAINTY

ESTATE AGENTS



Domain Drive, Chellaston, DE73 5WU

£599,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this substantial and EXTENDED, three storey FIVE bedroom detached family residence. Set in a popular residential location, falling within the noted Chellaston Academy catchment area and being convenient for access to the A50 and nearby Rolls Royce sites.

This beautifully presented home comprises:- entrance hallway, Extended front sitting room with a feature vaulted ceiling; inner main hallway with a feature full height window, guest WC and a useful home study. There is a spacious family lounge with an attractive limestone open fire and a rear conservatory with underfloor heating. An open plan kitchen/dining room with contemporary gloss fronted units and a utility room. On the first floor is the master bedroom suite comprising a double bedroom, dressing room with fitted wardrobes and an En-suite shower room. There are a further two double bedrooms and a family bathroom with a separate bath and shower. On the top floor, are two double bedrooms and a third bathroom. The property has gas central heating and double glazing. Block paved frontage providing off road parking. A DOUBLE brick garage and a pleasant enclosed rear lawn garden with a decked seating area, outside drinks bar and hot tub.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via an open porch with a double glazed door, laminate flooring, radiator, ceiling spotlights and a double glazed side window. Doors leading off

Sitting Room 16'9" x 16'6" overall (5.11m x 5.05m overall)



Extended L-shaped second sitting room, with a feature vaulted ceiling and spotlights. Laminate flooring, two radiators, two double side windows and roof lights, providing ample natural lighting. Double doors to the study and an internal door to the garage.

Study 8'7" x 6'5" (2.64 x 1.96)



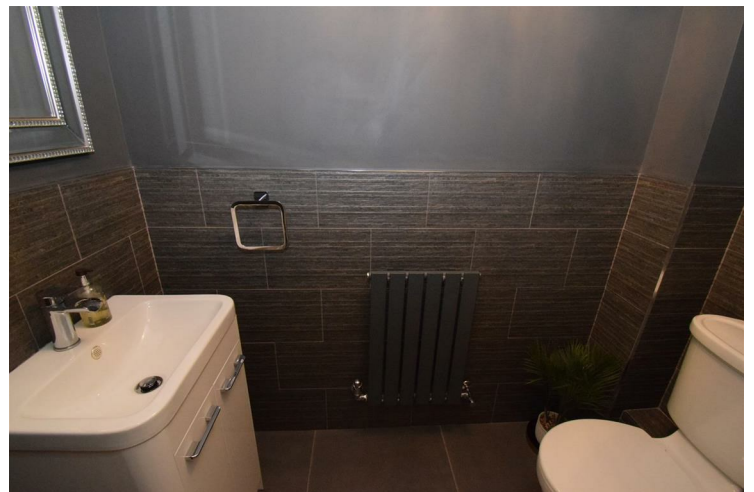
Useful home study with laminate flooring, a radiator, coving to the ceiling and spotlights.

Hallway



Open stairs rising to the first floor with a feature full height window providing ample natural lighting. Coving to the ceiling, radiator and doors leading off.

Guest WC



Fitted vanity wash hand basin and WC. Tiled flooring and

splash backs, extractor vent and a designer radiator.

Lounge 21'3" x 11'1" (6.48 x 3.39)



Family sitting room with attractive oak wood flooring and a feature limestone fireplace with an open fire. Two radiators, coving to the ceiling, double glazed front window and French doors opening to:

Conservatory 12'4" x 9'1" (3.78 x 2.78)



With tiled flooring and underfloor heating. Double glazed windows and French doors opening to the garden.

Dining Area 11'5" x 10'1" (3.48 x 3.09)

Tiled flooring, useful fitted cupboards, designer radiator, double glazed rear bay window with French doors opening to the garden.

Kitchen Area 12'7" x 10'0" (3.84 x 3.07)



Fitted with a comprehensive range of contemporary gloss fronted units and attractive wooden work surfaces. Inset ceramic one and a quarter sink and drainer with a mixer tap. Space for a range style cooker with fitted hood over. Space for a fridge/freezer and an integral dishwasher. Tiled flooring, radiator, ceiling spotlights and a double glazed rear window.

Utility Room 6'8" x 6'3" (2.04 x 1.93)

With a storage cupboard and work surface area; radiator, plumbing for a washing machine and space for a tumble dryer. Tiled flooring, extractor vent, wall mounted gas boiler and a double glazed side access door.

First Floor Landing



Built in airing cupboard with the hot water cylinder. Radiator, stairs to the top floor and doors leading off.

Master Bedroom 12'5" x 11'4" (3.81 x 3.46)



Double bedroom with a radiator and double glazed rear window. Door to:

Dressing Area



With a range of floor to ceiling wardrobes, radiator, ceiling spotlights, double glazed front window and door to:

En-Suite 7'6" x 7'0" (2.30 x 2.14)



Comprising double shower enclosure, vanity wash hand basin with a cupboard under and WC. Tiled walls and

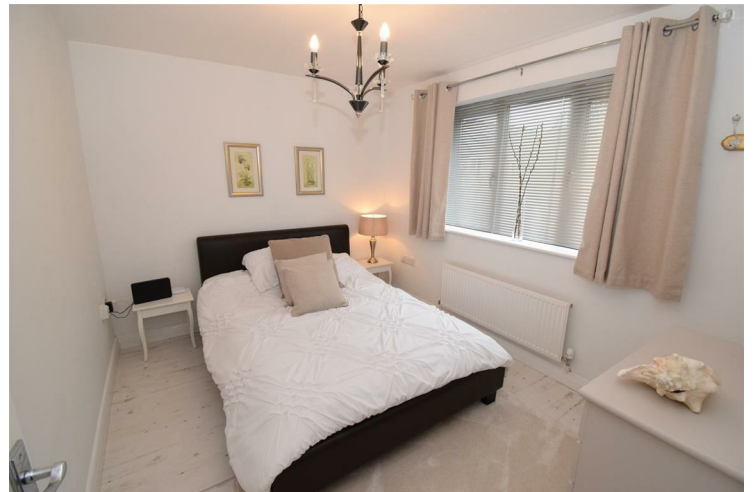
flooring, heated towel rail, touch lit mirror, ceiling spot lights, extractor vent and a double glazed front window.

Bedroom 2 12'2" x 11'1" (3.71 x 3.40)



With a radiator, laminate flooring and double glazed front window.

Bedroom 3 11'1" x 8'10" (3.39 x 2.71)



Third double bedroom with laminate flooring, radiator and a double glazed rear window.

Bath/Shower Room 9'3" x 5'8" (2.82 x 1.73)



Comprising panel bath, separate shower, wash hand basin and WC. Tiled splash backs, radiator, extractor vent and a double glazed rear window.

Second Floor Landing



Top floor landing with a radiator, double glazed Velux window and doors leading off.

Bedroom 4 14'8" x 13'1" (4.49 x 3.99)



Generous double bedroom with fitted floor to ceiling

wardrobes and two radiators. Two double glazed Velux windows, part sloping ceiling with spotlights, eaves storage space and a double glazed front window. Door to:

Bathroom 6'11" x 5'2" (2.11 x 1.60)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled walls and flooring, a heated towel rail, part sloping ceiling, extractor vent and a double glazed rear Velux window.

Bedroom 5 13'1" x 11'5" (3.99 x 3.49)



Double bedroom with a radiator, two double glazed Velux windows, eaves storage cupboards, part sloping ceiling and access to the loft space.

Frontage/Driveway

The front of the property is predominantly block paved providing off road parking via a double driveway. Access to the entrance door with outside lighting. Established shrub border and gated side entry to the rear garden.

Double Garage 18'11" x 18'9" (max.) (5.79 x 5.72 (max.))

Double brick built garage with a front up and over door.

Electric light and power connected, roof storage space and double glazed side windows. Internal door to the sitting room.

intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Rear Garden



Delightful enclosed rear garden comprising decked seating area and lawn garden. Wooden garden bar, for entertaining and a hot tub. Outside tap, established shrubs and a fence boundary.

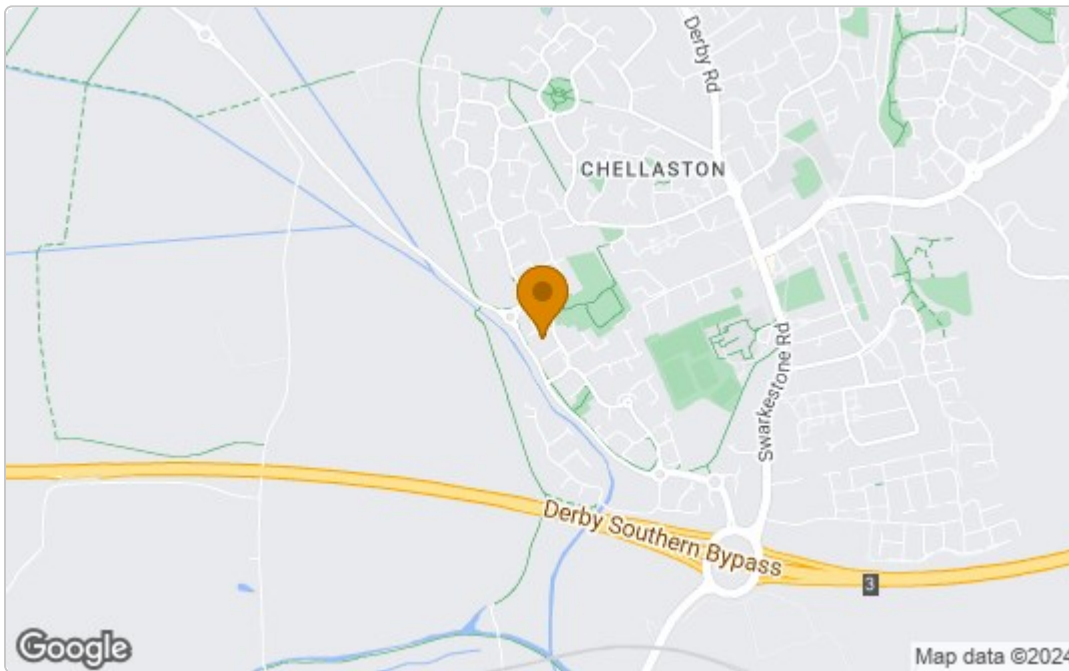
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

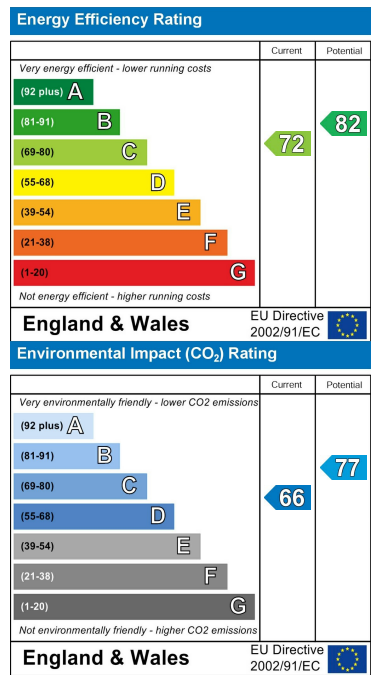
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.