



HOPKINS & DAINTY

ESTATE AGENTS



Vicarage Road, Chellaston, DE73 6SD

£349,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to be marketing this considerably EXTENDED, FOUR bedroom semi detached family home. Standing on a corner plot, in a tucked away cul-de-sac position. Convenient for access into Chellaston, the Derby ring road along with access to the nearby A50. This spacious and beautifully appointed home comprises: entrance hallway, bay fronted Lounge, extended rear dining/sitting room with French doors; a generous kitchen, utility room and ground floor shower room. On the first floor there are three double bedrooms and a fourth single bedroom, along with a spacious bathroom with a separate bath and shower. The property has gas central heating and double glazing. Front and side driveway parking, a brick built garage, a further brick built workshop and a delightful enclosed rear lawn garden with a patio seating area. If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door with side panels. Wooden flooring, a radiator, under stairs storage cupboard (with a double glazed side window), stairs rising to the first floor and doors leading off.

Lounge 10'11" x 10'9" (+bay) (3.33 x 3.28 (+bay))



With a feature fireplace housing a coal effect gas fire. Wooden flooring, a picture rail, radiator and a walk in double glazed front bay window.

Extended Dining Room 22'0" x 10'11" > 9'8" (6.73 x 3.33 > 2.96)



Extended dining/sitting room with a feature fireplace with a log burning stove. A radiator, dado rail, coving to the ceiling, laminate flooring and double glazed French doors and side panels opening onto the rear garden.

Kitchen 12'9" x 9'10" (3.89 x 3.02)



Good size fitted kitchen with a range of base and wall units with a glazed display cabinet and a matching central island unit. Tiled worktops with an inset one and a quarter sink with a mixer tap and tiled splash backs. Space for a fridge/freezer, tiled flooring, radiator, dado rail and coving to the ceiling with spotlights. Double glazed side and rear windows, double glazed side access door and a door to:

Utility Room 8'6" x 5'10" (2.60 x 1.80)

Useful storeroom with base and wall units, tiled work surface areas and an inset sink and drainer. Wall mounted gas boiler, plumbing for a washing machine and dishwasher. Tiled flooring, coving to the ceiling and a double glazed side window.

Shower Room 7'11" x 2'6" (2.42 x 0.77)



Comprising walk in shower enclosure, wash hand basin and WC. Tiled flooring, an extractor vent and internal window to the utility room.

First Floor Landing



Double glazed side window, access to the loft space and doors to all rooms. The loft has a pull down ladder and is boarded to provide useful storage space.

Bedroom 1 10'11" x 10'9" (3.34 x 3.28)



Front double bedroom with a walk in double glazed bay window. Radiator and dado rail.

Bedroom 2 11'2" x 10'11" (3.42 x 3.34)



Second double bedroom with a radiator, dado rail and double glazed rear window.

Bedroom 3 12'4" x 9'10" (3.77 x 3.00)



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

Bedroom 4 7'4" x 5'9" (2.25 x 1.76)



Single front bedroom with a radiator and double glazed front window.

Bath/Shower Room 9'4" x 8'6" (2.86 x 2.60)



Spacious bathroom with a four piece suite comprising sunken corner bath, separate shower enclosure, wash hand basin and WC. Tiled flooring, ceiling spotlights with an extractor vent, radiator and a double glazed front window.

Frontage/Side Driveway



Front and side driveway parking with a hedge and fence boundary. Access to the entrance door with a recessed porch and lighting.

Garage 21'1" x 9'8" (max) (6.44 x 2.96 (max))



Brick built garage with an up and over door. Electric light and power connected. Double glazed side access door and window.

Brick Workshop 11'3" x 9'8" (3.45 x 2.96)



Brick built workshop located behind the garage. With power points, lighting, double glazed door and window.

Rear Garden



Generous enclosed rear garden with a patio seating area and lawn. Raised planting beds, fencing to the boundary, feature fish pond, external power point and lighting.

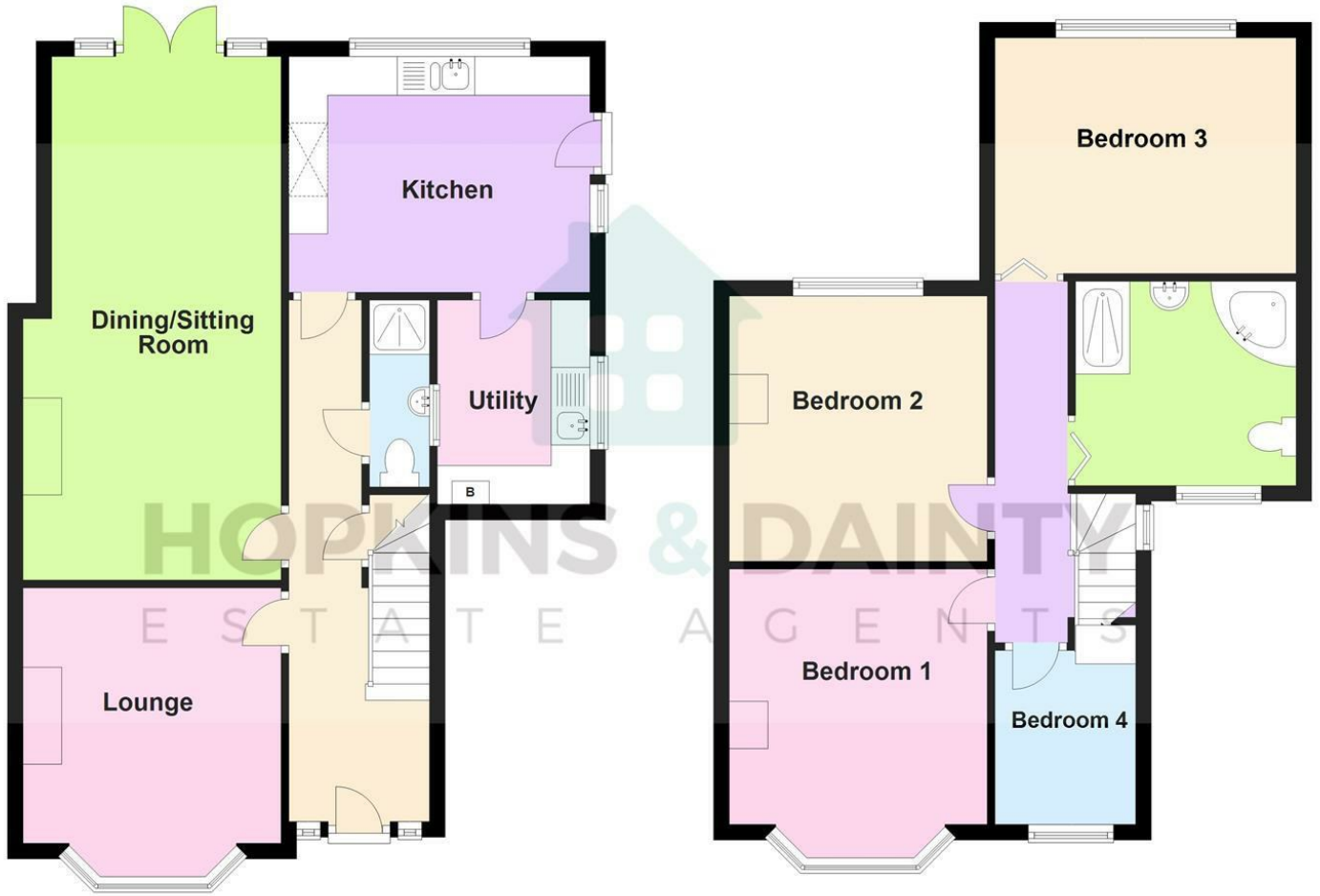
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These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view 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

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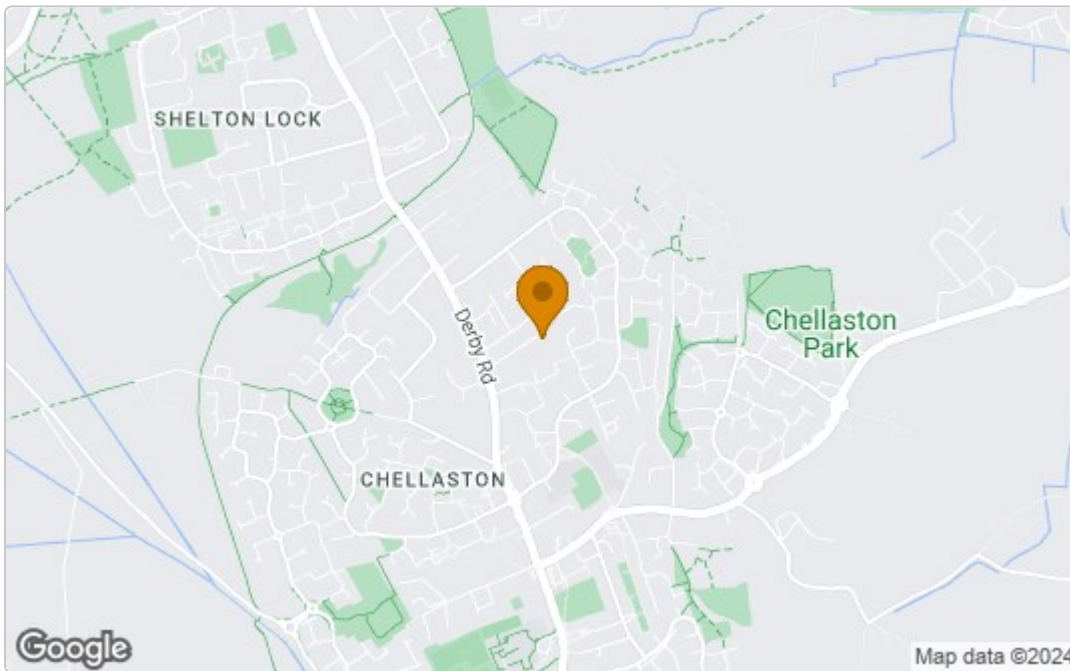
Ground Floor

First Floor

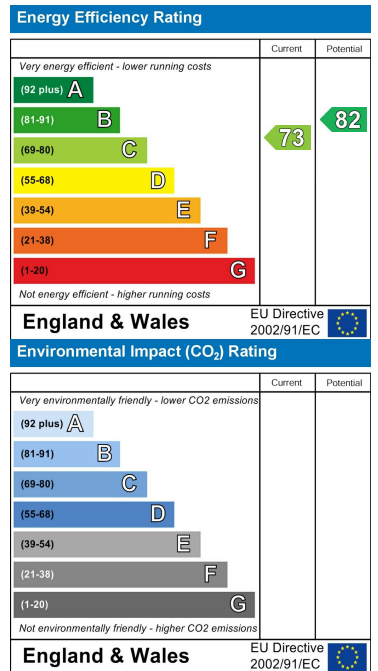


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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