



4 Bed House - Semi-Detached

9 Crawley Way, Chellaston, Derby DE73 6XB

Offers Over £275,000 Freehold



4



2



2



B

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Three Storey Semi-Detached Home
- Built by Persimmon Homes in 2017
- Over 1100 Square Feet of Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway, WC, Cloaks, Dining Kitchen & Living Room
- Four Bedrooms & Bathroom
- Spacious Master Bedroom with En-Suite
- Double Width Driveway & Enclosed Rear Garden
- Close to Local Amenities & Excellent Access to Road Networks A50 & M1
- Chellaston Academy Catchment

SPACIOUS THREE STOREY HOME – A beautifully presented, 'Persimmon Built' four bedroom semi-detached home offering around 1140 square feet of living accommodation, occupying this popular modern development on the edge of Chellaston.

This well presented three storey home was built in 2017 and has the benefit of an NHBC guarantee remaining.

The property has the benefit of gas central heating and uPVC double glazed windows and in brief the accommodation comprises; entrance hallway, cloaks cupboard, downstairs wc, living room and dining kitchen.

The first floor landing leads to three bedrooms and a well appointed contemporary bathroom. The second floor landing leads to a superb master bedroom suite with the benefit of built in wardrobes, dressing area and a contemporary en-suite shower room.

Outside, to the front there is a double width tarmacadam driveway. There is a delightful low maintenance landscaped enclosed rear garden with a paved patio and raised level lawn and timber framed shed.

LOCATION

Chellaston is an extremely popular residential area, some four miles east of the City of Derby and provides an excellent and varied range of shops, regular City centre bus services and is also situated on the edge of open countryside.

The property is also in the catchment area for the noted Chellaston Academy and Chellaston Fields Spencer Academy Primary School.

The A50 and A38 dual carriageway are easily accessible from this property and convenient with Stoke and the M6 motorway to the West and the M1 to the East.

Other East Midland's Centres include Nottingham, Leicester, Burton upon Trent and East Midlands International Airport.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

15'3"x 6'9"maximum (4.65m"x 2.06m"maximum)

Entrance through composite double glazed entrance door into the entrance hallway with grey woodgrain effect flooring, central heating radiator, wall mounted digital thermostat, recessed LED downlighters, smoke alarm, staircase leading to first floor landing and panelled doors giving access to useful under-stairs cloaks/storage cupboard, downstairs WC, living room and contemporary dining kitchen.



Cloaks Cupboard

Downstairs WC

Fitted with a white two-piece suite comprising mini pedestal wash handbasin with ceramic tiled splash-backs, low level WC with chrome push button flush, central heating radiator, grey woodgrain effect flooring, recessed LED downlighters, wall mounted electrical fuse box and uPVC obscure double glazed window to the front elevation.

Living Room

16'7"x 9'7" (5.05m"x 2.92m")

With central heating radiator, tv and telephone points, uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening onto rear garden.



Contemporary Dining Kitchen

15'4"x 9'7" (4.67m"x 2.92m")



Kitchen Area

Fitted with a range of contemporary white high gloss units with chrome handles and roll edge laminated worksurface over, matching splash-back, stainless steel one and a half bowl sink drainer unit with monobloc mixer tap, integrated Electrolux double oven and grill with stainless steel gas four ring hob and stainless steel canopy over, matching splash-back, integrated Powermatic dishwasher, plumbing for automatic washing machine, wall mounted cupboard housing the Ideal Logic combination boiler and grey woodgrain effect flooring.



Dining Area

With central heating radiator, recessed LED downlighters and grey woodgrain effect flooring.



FIRST FLOOR

Landing

With doors giving access to three bedrooms, bathroom and staircase leading to second floor.

Bedroom Two

12'3"x 9'7" (3.73m"x 2.92m")

With central heating radiator and uPVC double glazed window to the front elevation.



Bedroom Three

13'5"x 9'8" (4.09m"x 2.95m")

With central heating radiator and uPVC double glazed window to the rear elevation.



Bedroom Four

10'4"x 6'9" (3.15m"x 2.06m")

With central heating radiator and uPVC double glazed window to the rear elevation.



Contemporary Bathroom

6'9"x 5'7" (2.06m"x 1.70m")

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash handbasin with ceramic tiled splash-back, panelled bath with ceramic tiled splash-back, grey tiled effect flooring, monochrome ladder style heated towel rail, extractor fan and uPVC obscure double glazed window to the front elevation.



SECOND FLOOR

Landing

With access to spacious en-suite master bedroom.

Spacious Master Bedroom

21' into eaves x 16'7"maximum reducing to 9'8" (6.40m into eaves x 5.05m"maximum reducing to 2.95)

With two central heating radiators, built-in mirrored slide door wardrobes, built-in wardrobe space over stairwell, tv point, wall mounted digital thermostat, loft access, Velux double glazed window to the rear elevation and uPVC double glazed Dormer window to the front elevation.



En-Suite Shower Room

6'9" x 5'11" (2.06m"x 1.80m")

Fitted with a contemporary white three-piece suite comprising pedestal wash handbasin with ceramic tiled splash-back, low level WC with chrome push button flush, shower cubicle with wall mounted chrome mains-fed shower unit and tiled splash-backs, ceramic tiled flooring, central heating radiator, extractor fan and Velux double glazed window to the rear elevation.



OUTSIDE

Frontage & Driveway

To the front of the property is a double width tarmacadam driveway providing off road car standing for two vehicles, area laid to lawn and paved pathway with side gated access to the enclosed rear garden.

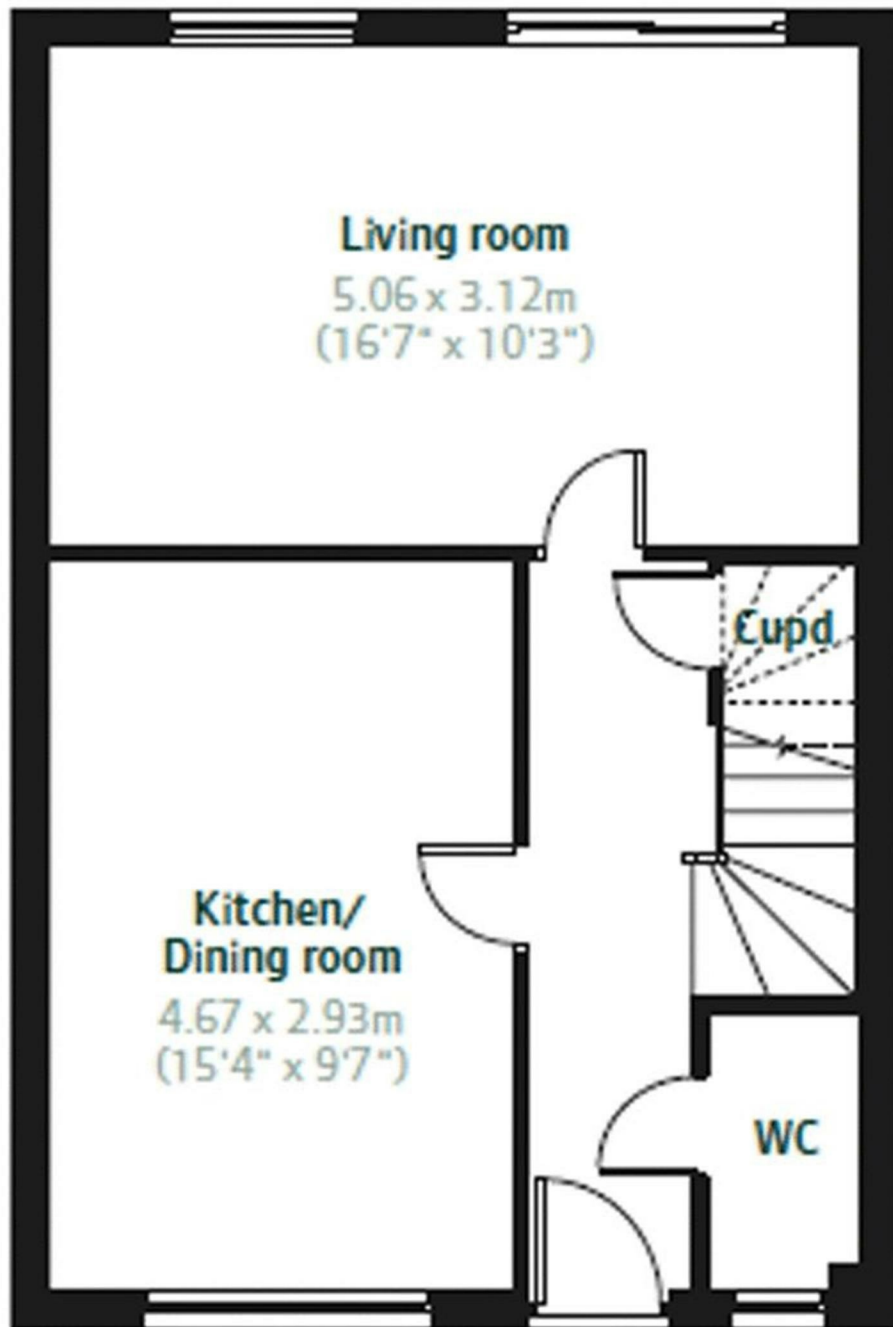
Enclosed Rear Garden

With paved patio area, outside power socket, step to raised level lawn area with railway sleeper borders and pathway leading to timber framed shed, enclosed by a fence panelled boundary.

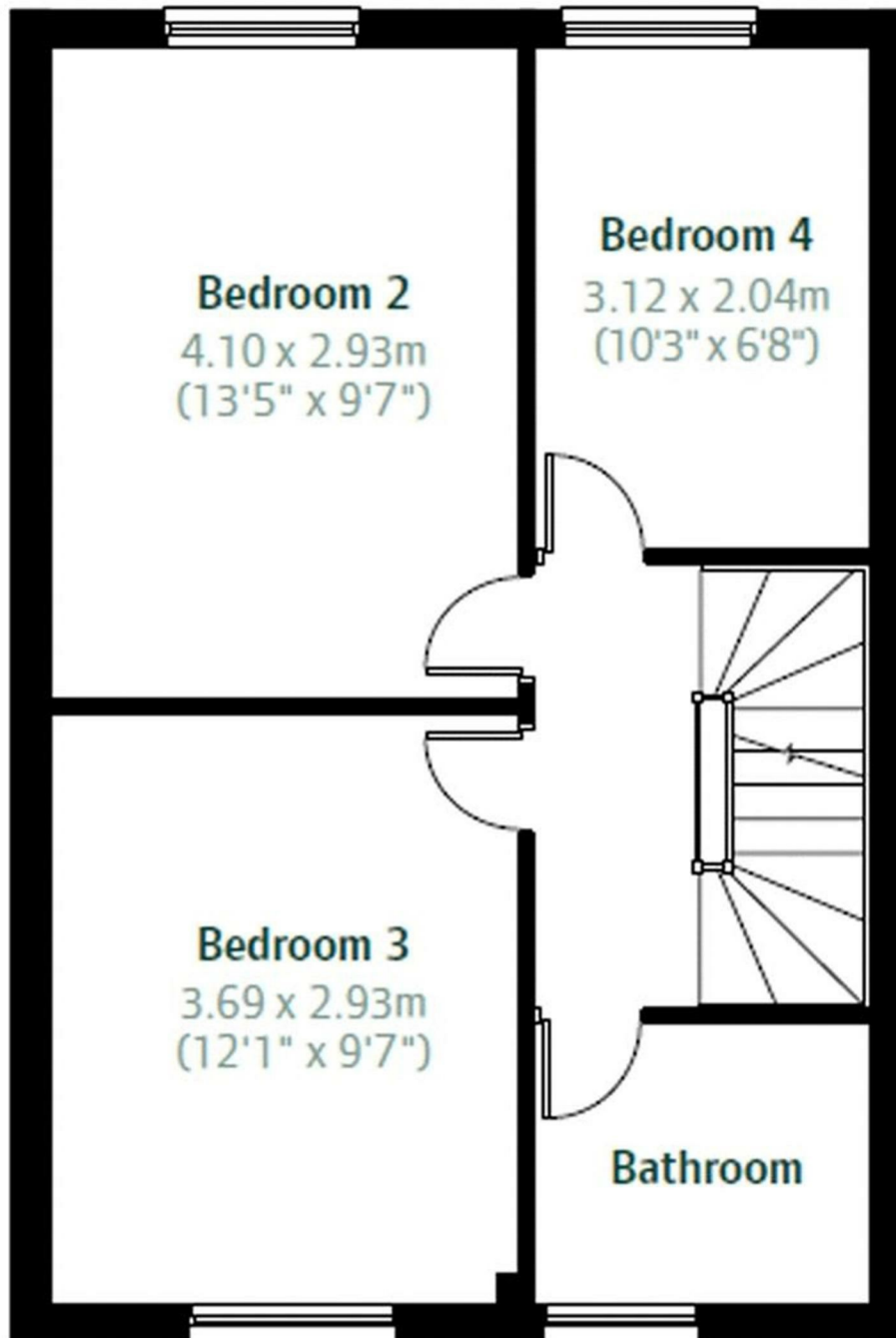


Council Tax Band

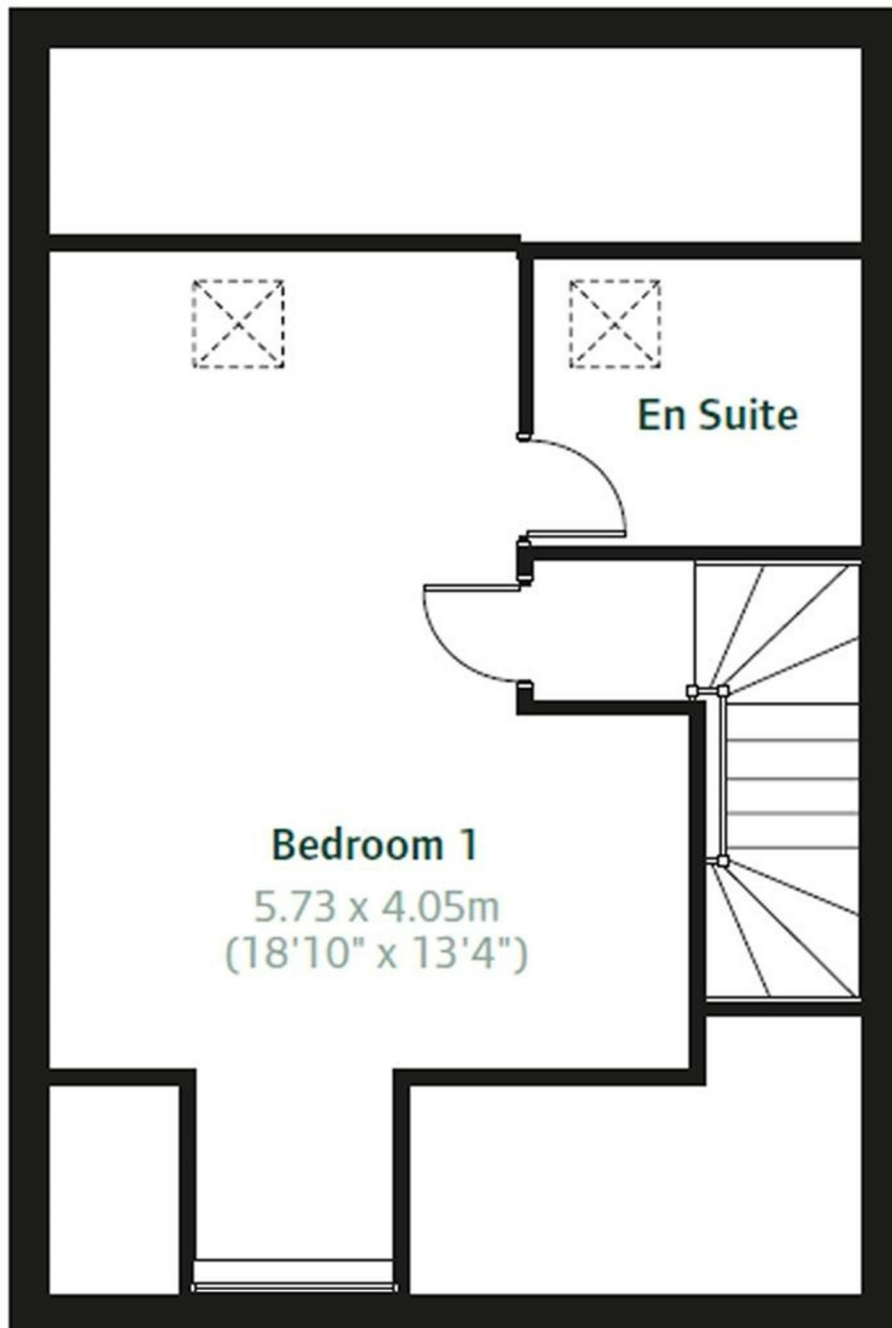
South Derbyshire Council: Band D



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.




These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	