

Fletcher & Company

19 Aston Close, Chellaston, Derby, DE73 6UN

Offers Around £227,000

Freehold



- Garden to Both Front & Rear
- Driveway
- Double Glazed & Gas Central Heated
- Entrance Hall with Lounge Off
- Dining Room with Kitchen Off
- Rear Extension/Utility
- Three First Floor Bedrooms & Bathroom





Summary

An extended, three bedroom, semi-detached residence occupying a quiet cul-de-sac location in Chellaston.

A well-positioned, three bedroom, semi-detached property in a quiet cul-de-sac location, double glazed and gas central heated with entrance hall, lounge, dining room, kitchen and extended to rear with a multi-purpose room. The first floor landing leads to three bedrooms and a bathroom.

The property occupies an elevated location set back behind a low maintenance fore-garden with driveway to the side and a good-sized, low maintenance rear garden.

F&C

The Location

Chellaston is a popular suburb noted for its regarded schooling at both primary and secondary level with Chellaston Academy. Within easy reach are a good range of amenities including a small supermarket, post office, a selection of shops, a regular bus service and easy access to Derby City centre and onto the A50 and M1.

Accommodation

Ground Floor

Entrance Hall

8'10" x 5'10" (2.70 x 1.80)

With central heating radiator and staircase to first floor.

Lounge

16'9" x 10'7" (5.13 x 3.23)

With wall mounted gas fire, central heating radiator and double glazed windows to front and rear.



Dining Room

10'4" x 9'9" (3.17 x 2.98)

With feature fire surround with gas fire, central heating radiator, double glazed window to front and bi-fold doors to kitchen.



Kitchen

16'4" x 6'1" (5.00 x 1.87)

With granite effect worktops, tiled surround, inset sink unit, fitted base cupboard and drawers, complimentary wall mounted cupboards, appliance spaces suitable for free standing gas cooker, fridge freezer, dishwasher washing machine and tumble dryer, central heating radiator, useful pantry, double glazed window to rear and two double glazed windows to side.



Extension

11'3" x 11'1" (3.43 x 3.38)

With multiple use purposes, double glazed with French doors to garden, double glazed window to side and door to driveway.

First Floor Landing

8'11" x 7'1" (2.73 x 2.17)

With access to loft space, cupboard and double glazed window to rear.

Bedroom One

13'6" x 9'6" (4.13 x 2.90)

With central heating radiator, useful cupboard and two double glazed windows to front.



Bedroom Two

11'1" x 9'11" (3.38 x 3.03)

With central heating radiator and double glazed window to front.



Bedroom Three

10'7" x 7'0" (3.23 x 2.15)

With central heating radiator and double glazed window to rear.

Bathroom

6'11" x 5'5" (2.12 x 1.66)

With low flush WC, wash handbasin, bath, radiator and double glazed windows to rear.

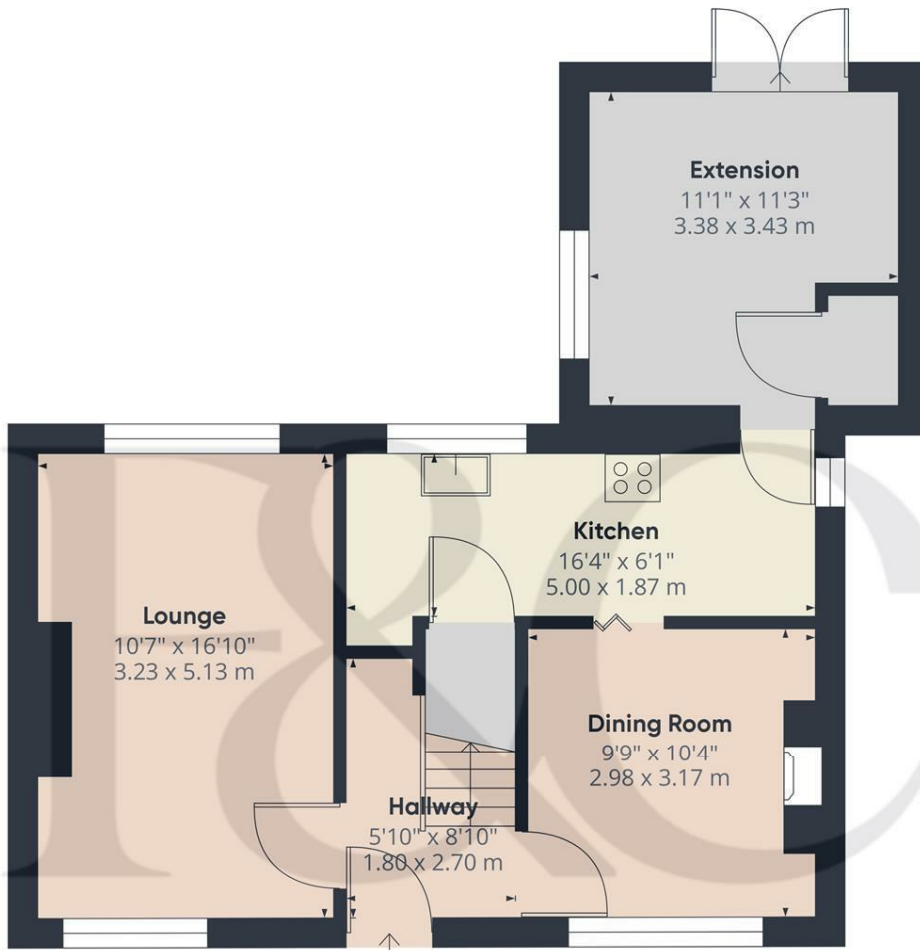


Outside

The property benefits from a driveway to the side of the property, a low maintenance fore-garden and a low maintenance, mainly gravelled, rear garden with patio area.



Council Tax Band A



Floor 0

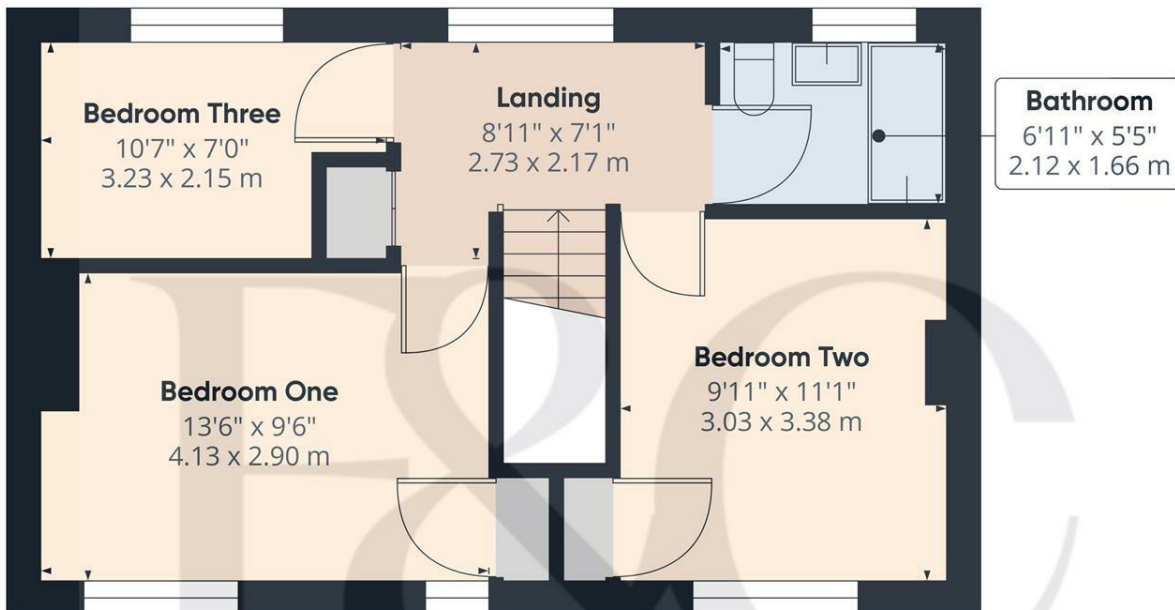
Approximate total area⁽¹⁾
562.95 ft²
52.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
406.23 ft²
37.74 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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19 Aston Close
Chellaston
Derby
DE73 6UN

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |