

HoldenCopley

PREPARE TO BE MOVED

Hamlet Court, Chellaston, Derbyshire DE73 5AH

Offers In The Region Of

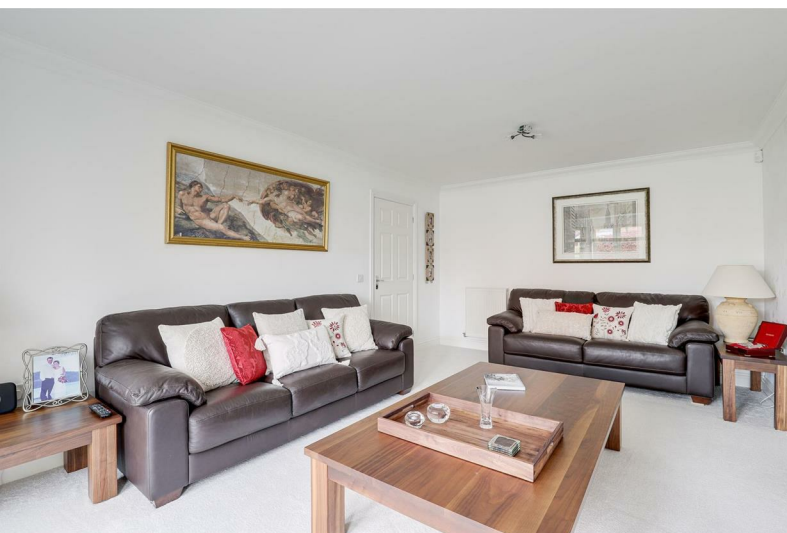
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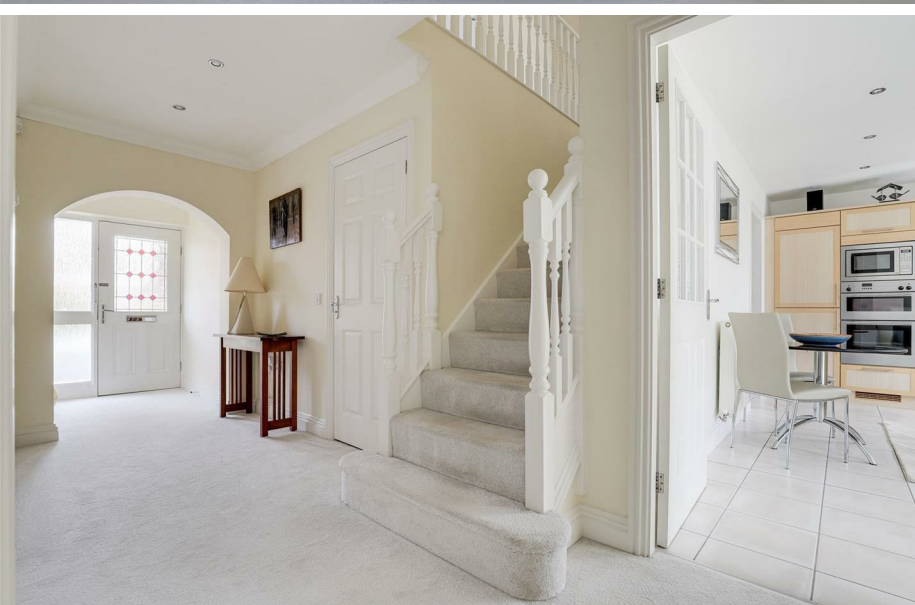


SUBSTANSIAL DETACHED HOME...

Welcome to this four-bedroom detached house, meticulously presented to a high standard throughout. Nestled within a serene cul-de-sac location, this residence boasts a prime position within the catchment area of Homefields Primary School and Chellaston Academy, making it an ideal choice for families. Situated just a short walking distance to a range of local amenities including convenience stores, churches, public houses, restaurants, as well as being located within easy access of Derby City Centre, various transport links and easy commuting links. Upon entering, you're greeted by a welcoming entrance hall leading to a bay-fronted living room. Adjacent, the dining room offers an elegant space for entertaining guests. The fitted kitchen exudes charm and is complemented by a cosy family room, utility room and W/C, catering to every aspect of daily life. Ascending to the first floor, discover four generously sized bedrooms, each offering comfort and tranquillity. The master bedroom features an en-suite for added luxury, while a Jack & Jill bathroom serves the second and third bedrooms, enhancing functionality. Completing this level is a four-piece bathroom suite. Outside, the property boasts a driveway providing off-road parking for three vehicles and access to the double garage. The private enclosed south-facing garden offers a serene retreat, perfect for enjoying sunny days and al fresco dining with family and friends. This immaculate property presents an exceptional opportunity to embrace modern living in a desirable location, combining elegance, functionality and convenience.

MUST BE VIEWED





- Detached House
- Four Great-Sized Bedrooms
- Three Reception Rooms
- Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Four Piece Bathroom Suite, Jack & Jill Bathroom & En-Suite
- Driveway For Three Vehicles & Double Garage
- Private Enclosed Garden With A Summerhouse
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'7" x 22'2" (1.71m x 6.78m)

The entrance hall has carpeted flooring, two radiators, a burglar alarm keypad, thermostat, coving to the ceiling, recessed downlights, an obscure window to the front elevation and a single composite door providing access into the accommodation

Living Room

12'0" x 20'2" (3.66m x 6.15m)

The living room has carpeted flooring, a TV point, two radiators, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Dining Room

12'0" x 10'4" (3.68m x 3.16m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Kitchen

10'3" x 16'3" (3.14m x 4.96m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated one and a half oven, an integrated microwave, an integrated gas hob, an extractor hood, an integrated fridge, an integrated freezer, an integrated dishwasher, a radiator, space for a dining table, Porcelanosa tiled splashback, Porcelanosa tiled flooring, recessed downlights and a UPVC double glazed window to the rear elevation

Family Room

9'7" x 10'6" (2.94m x 3.22m)

The family room has carpeted flooring, a TV point, a radiator, recessed downlights and a UPVC glass sliding door providing access to the rear garden

Utility Room

5'3" x 9'6" (1.62m x 2.91m)

The utility room has a range of fitted base and wall units with a worktop, a boiler which is housed in a wall unit, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for an undercounter fridge, access to the under stair storage area, a radiator, Porcelanosa tiled splashback, Porcelanosa tiled flooring, recessed downlights, internal access to the garage and a single composite door providing access to the rear garden

W/C

6'5" x 3'5" (1.96m x 1.05m)

This space has a low-level dual flush W/C, a wall-mounted wash basin, Porcelanosa tiled walls, a radiator and recessed downlights

FIRST FLOOR

Landing

11'0" x 16'6" (3.36m x 5.04m)

The landing has carpeted flooring, a radiator, recessed downlights, provides access to the first floor accommodation and a loft hatch with a loft ladder providing access to the partially boarded loft with lighting

Bedroom One

12'2" x 15'5" (3.71m x 4.72m)

The main bedroom has carpeted flooring, a range of fitted wardrobes, a TV point, two radiators, recessed downlights, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

6'0" x 10'2" (1.84m x 3.11m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a shower screen, a radiator, partially tiled Porcelanosa walls, recessed downlights and a UPVC double glazed obscure window to the front elevation

Bedroom Two

12'10" x 15'11" (3.92m x 4.87m)

The second bedroom has carpeted flooring, a range of fitted wardrobes, two radiators, recessed downlights, access to the Jack and Jill bathroom and a UPVC double glazed window to the front elevation

Jack & Jill Bathroom

7'10" x 5'4" (2.41m x 1.63m)

This space has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, partially Porcelanosa tiled walls, recessed downlights and a UPVC double glazed obscure window to the side elevation

Bedroom Three

10'7" x 12'9" (3.23m x 3.89m)

The third bedroom has carpeted flooring, a fitted wardrobe, a TV point, a radiator, recessed downlights, access to the Jack and Jill bathroom and a UPVC double glazed window to the rear elevation

Bedroom Four

12'2" x 10'4" (3.71m x 3.16m)

The fourth bedroom has carpeted flooring, a range of fitted wardrobes, a radiator, recessed downlights and a UPVC double glazed window to the rear elevation

Bathroom

10'4" x 9'3" max (3.17m x 2.83m max)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a corner fitted panelled bath, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, partially Porcelanosa tiled walls, recessed downlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for three vehicles and access to the double garage, PIR controlled lighting, a well-maintained lawn, a range of plants and shrubs and gated side access to the rear garden

Garage

17'11" x 16'2" (5.48m x 4.93m)

The garage has an up and over door, one of which is electrically operated providing access

Rear

To the rear of the property is a south facing private enclosed garden with a paved patio area, a stone pebbled pathway providing access to a further stone paved patio area, a pergola, a well-maintained lawn, a range of plants and shrubs, a summerhouse, an outdoor tap, two outdoor electric sockets, PIR controlled lighting to the side and the rear and panelled fencing

ADDITIONAL INFORMATION

Full Fibre Broadband

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

DISCLAIMER

Council Tax Band Rating - Derby City - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

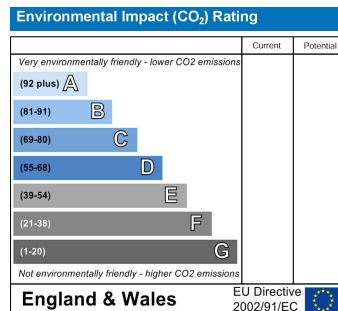
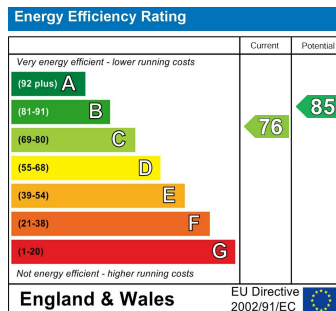
The vendor has advised the following:

Property Tenure is Freehold

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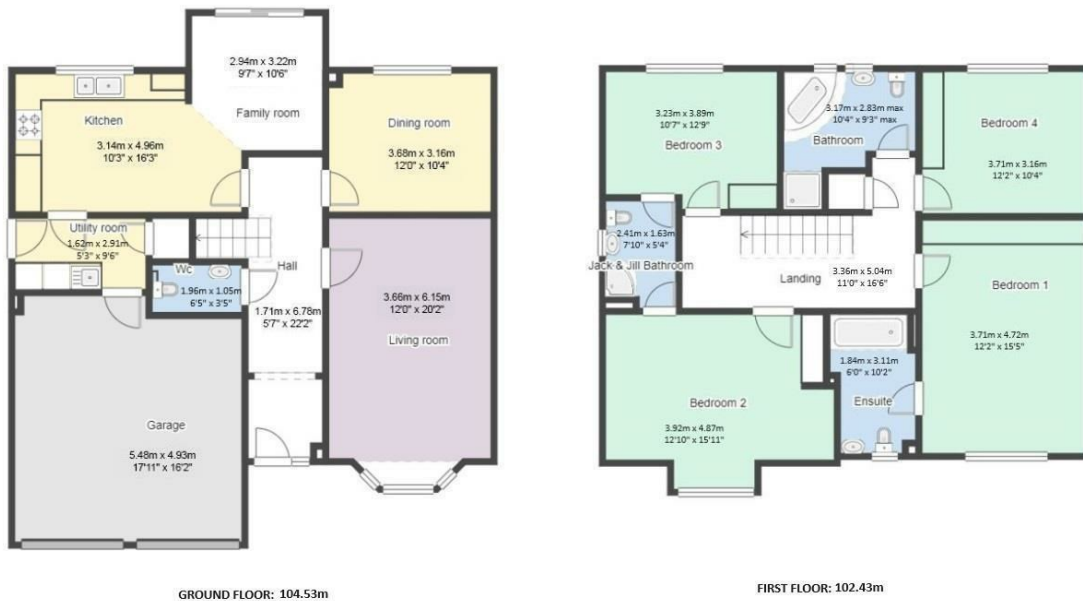
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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