



99 Derby Road, Chellaston, Derby, DE73 5SB

£375,000



With potential as large as the garden, this attractive three bedroom semi-detached family home and double garage is offered for sale with no upward chain.



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DIRECTIONS

Approaching Chellaston from the direction of Shelton Lock, the property will be found on the right, immediately after the junction on the left with Birchfield Close.

The current accommodation includes both UPVC double glazed window and gas central heating briefly comprising, enclosed entrance porch, hallway, front bay windowed dining room, large rear lounge with sliding patio doors, spacious fitted kitchen, rear lobby and WC. To the first floor there are three well proportioned bedrooms all with fitted wardrobes and bathroom.

Externally the property occupies a wide and deep plot also with a spacious frontage with driveway and turning apron and garden. Side double garage and attached workshop. To the rear there is a magnificent large garden beautifully maintained with established borders, large patio with cover, expanse of lawn, summer house, rockeries and useful large potting shed.

There is excellent scope for extension, particularly to the side and rear elevations all of which being subject to gaining satisfactory planning permission.

The property is located close to the village centre where there are a useful range of shopping facilities, nursery, primary and secondary schools. Ease of access can be sought to the city centre, A50 and East Midlands Airport.

A brilliant family home and garden with large potential certain to appeal to the growing family buyer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Main UPVC double glazed front door and windows, useful storage space, a second UPVC double glazed door leads into:

HALLWAY

A pleasant area with stairs leading to the first floor and large understairs cupboard beneath, access into both reception room and kitchen.

DINING ROOM

15'8" into bay x 11'11" (4.78m into bay x 3.63m)

An attractive bay windowed dining room with fireplace and tiled hearth, UPVC double glazed windows and bay seat, picture rail, radiator.

LIVING ROOM

17'8" x 11'11" (5.38m x 3.63m)

A spacious reception room with sliding doors to the garden, fitted bookcases and cupboards, brick fireplace with inset electric fire, media connections and radiator.

KITCHEN

17'7" x 8'2" (5.36m x 2.49m)

A spacious kitchen with fitted breakfast bar and well fitted with a plentiful range of wall and base units with matching cupboard and

drawer fronts, laminate work surfaces and tiled splashback, built in double electric oven and gas hob with extractor fan, space for all appliances, stainless steel sink and drainer, UPVC double glazed window and radiator.

REAR LOBBY

With UPVC double glazed window leading to the covered rear porch, passaged access to front and access into garage.

WC

Fitted with a low level WC.

FIRST FLOOR

LANDING

Front and side facing UPVC double glazed windows allowing for plenty of natural light into the landing and hallway areas.

BEDROOM ONE

11'10" x 11'9" (3.61m x 3.58m)

Fitted with a plentiful range of wardrobes, drawers, overbed cabinets and dressing table, UPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

11'6" x 9'5" (3.51m x 2.87m)

A second spacious bedroom also with fitted wardrobes, drawers and overbed cabinets, UPVC double glazed window, radiator.

BEDROOM THREE

11'1" x 7'6" (3.38m x 2.29m)

A generous third bedroom also with fitted wardrobes, drawers and dressing table/desk, UPVC double glazed window, radiator.

BATHROOM

8'5" x 8'3" (2.57m x 2.51m)

A spacious bathroom appointed with a bath, space for a separate shower, wash basin and WC, built in cupboards, UPVC double glazed window and radiator.

OUTSIDE

Externally the property occupies a wide and deep plot also with a spacious frontage with driveway and turning apron and garden. Side double garage and attached workshop. To the rear there is a magnificent large garden beautifully maintained with established



borders, large patio with cover, expanse of lawn, summer house, rockeries and useful large potting shed.

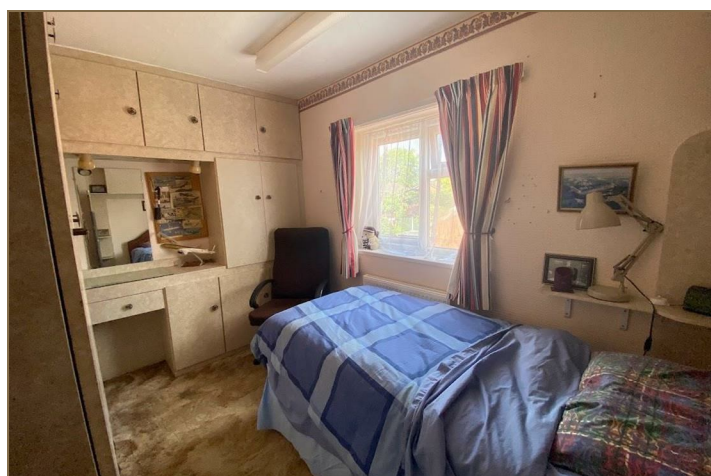
DOUBLE GARAGE

19'3" x 15'3" (5.87m x 4.65m)

Having an electric up and over door, power, light and rear window, access into:

WORKSHOP

11'10" x 6'8" (3.61m x 2.03m)

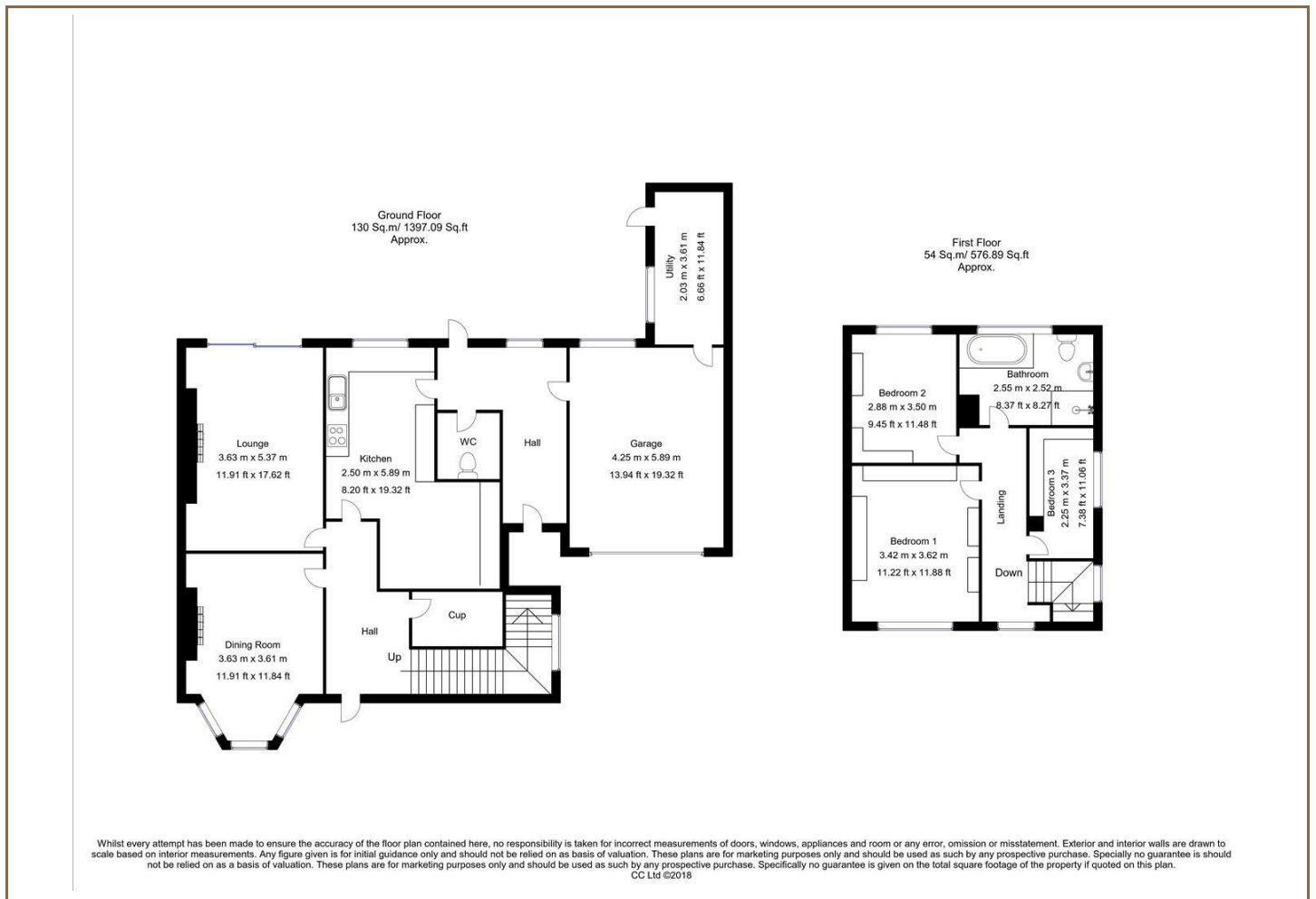




Road Map



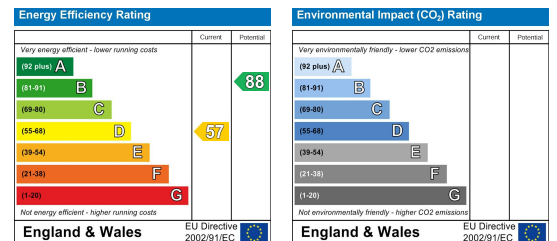
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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