



5 Domain Drive, Chellaston, DE73 5WU

£1,950 Per Calendar



A highly impressive residence offering an abundance of living and sleeping accommodation suitable for the large family being located in this highly popular and desirable modern development.



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The three storey accommodation comprises, entrance hallway, cloakroom, lounge, dining room, dining kitchen, conservatory and utility room. To the first floor are four double bedrooms, one with dressing room and en suite, family bathroom and to the second floor is a generous study landing area leading into a fifth large bedroom with en suite.

Externally there is a wide front driveway providing off road parking, integral garage and to the rear is an enclosed garden with patio and lawn.

The property is well located for ease of access to Chellastons many amenities including schooling, grocery stores, parks and popular public houses. The nearby A50 connects to the A38, other regional towns and cities along with East Midlands Airport and rail connections.

A substantial and quality family let.

ACCOMMODATION

ENTRANCE HALLWAY

Main front door opening into a spacious hallway with stairs to the first floor, radiator.

WC

With low level WC, wash basin and radiator.

LOUNGE

16'9" x 9'8" (5.11m x 2.95m)

Spacious with a front facing UPVC double glazed window, fireplace with inset gas fire,

laminated flooring, media connections and radiator.

DINING ROOM

9'11" x 9'8" (3.02m x 2.95m)

Currently used as a home gym offering a versatile use with UPVC double glazed window and radiator.

DINING KITCHEN

26'1" x 11'1" (7.95m x 3.38m)

Appointed with an extensive range of fitted wall and base units, matching cupboard and drawer fronts, laminated work surfaces and tiled splashback, range style cooker with extractor fan, integrated fridge, freezer and dishwasher, ample space for a dining table and chairs, radiator, UPVC double glazed doors leads into:

CONSERVATORY

12'5" x 9'8" (3.78m x 2.95m)

Brick with UPVC double glazed windows and doors to garden, tiled floor.

UTILITY ROOM

8'10" x 5'3" (2.69m x 1.60m)

With space for two laundry appliances, further fitted kitchen units, side door, integral access into garage, radiator.

FIRST FLOOR

LANDING

With stairs continuing to the second floor.

PRINCIPLE BEDROOM

13'4" x 11'7" (4.06m x 3.53m)

Very spacious with ample room for all bedroom furniture, UPVC double glazed window and radiator, open plan access into:

DRESSING ROOM

With fitted wardrobes and dressing table, continuing into:

EN-SUITE

7'7" x 6' (2.31m x 1.83m)

Appointed with a shower cubicle, wash basin and WC, UPVC double glazed window, radiator.

BEDROOM THREE

13'9" x 10'4" (4.19m x 3.15m)

UPVC double glazed window, radiator.

BEDROOM FOUR

16'10" (max) x 8'10" (5.13m (max) x 2.69m)

Double glazed dormer window to front elevation, deep walk-in cupboard, radiator.

BEDROOM FIVE

11'2" x 9'7" (3.40m x 2.92m)

UPVC double glazed window overlooking rear garden, radiator.

FAMILY BATHROOM

9'6" x 7'8" (2.90m x 2.34m)

A large bathroom appointed with a corner bath, separate shower cubicle, wash basin and WC, UPVC double glazed window, radiator.

SECOND FLOOR

LANDING

Spacious with a Velux window, radiator and providing a perfect study area, continuing into:

BEDROOM TWO

15'2" x 16'1" (min) (4.62m x 4.90m (min))

A large bedroom surrounded by windows, eaves storage, radiator.



EN-SUITE

9'9" x 5'10" (2.97m x 1.78m)

Appointed with a shower cubicle, wash basin and WC, Velux window, extractor fan and radiator.

OUTSIDE

Externally there is a wide front driveway providing off road parking, integral garage and to the rear is an enclosed garden with patio and lawn.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a

decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries



regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph

