

18 Dilston Way Chellaston | DE73 6AL | Guide Price £280,000



- Guide Price of £280,000- Detached Family Home £290,000
- Three Bedrooms
- Utility Room + Downstairs WC
- Landscaped Rear Garden

- Lounge + Kitchen Diner
- Off Street Parking

## • Annual Estate Charge £150



















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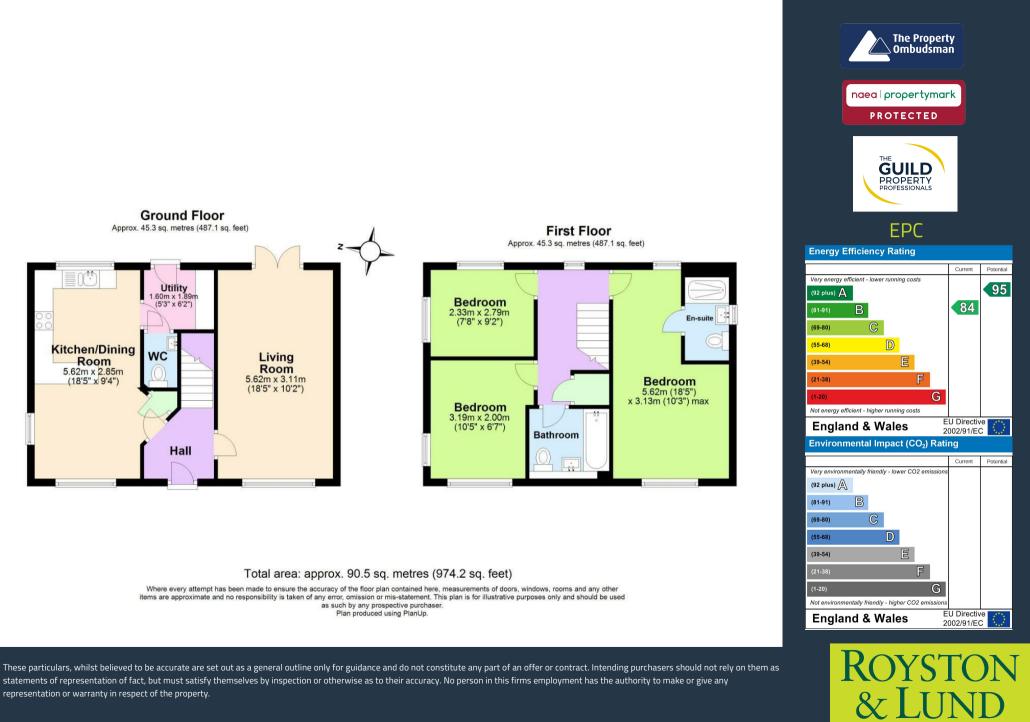
Royston and Lund are delighted to offer to the market this immaculately presented three bedroom detached family home on a modern development in Chellaston, just off the A50. There is off street parking to the rear for up to two vehicles and the property is still under NHBC guarantee until 2031.

Entering into the hallway there is access into the lounge, kitchen/diner and stairs to the first floor. The kitchen diner benefits from an integrated oven, hob & extractor fan with space for freestanding appliances and a separate utility room with downstairs WC.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also benefits from an en-suite shower room.

To the rear of the property there is a landscaped garden with a patio that runs the full width of the property and a raised lawn with walled/fenced boundaries.

Annual Estate Charge £150



representation or warranty in respect of the property.