



18 Dilston Way

Chellaston | DE73 6AL | Guide Price £280,000

ROYSTON
& LUND

- Guide Price of £280,000- £290,000
- Three Bedrooms
- Utility Room + Downstairs WC
- Landscaped Rear Garden
- EPC Rating B - Freehold
- Detached Family Home
- Lounge + Kitchen Diner
- Off Street Parking
- Annual Estate Charge £150
- Council Tax Band D





Guide Price of £280,000- £290,000

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





Ground Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

EPC

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC

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.

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