

Fletcher & Company

7 Acrefield Way, Chellaston, Derby, DE73 6PN

£310,000

Freehold



- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Fitted Kitchen with Utility
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Very Pleasant, South Facing, Private, Rear Garden with Patio & Lawn
- Double Width Driveway & Garage





Summary

A tastefully presented, three bedroom, detached residence occupying a popular estate location in Chellaston.

A tastefully presented, modern, three bedroom detached sold with the benefit of solar panels, double glazing and gas central heating. The accommodation comprises: entrance hall, fitted guest cloakroom, lounge with feature box bay window, separate dining room, good sized conservatory, fitted kitchen and utility. The first floor landing leads to a master bedroom with en-suite shower room, two further bedrooms and a bathroom. Outside there is a double width driveway, integral garage, patio and enclosed lawn with established borders.

F&C

The Location

Chellaston is a popular suburb of Derby with an excellent range of amenities and shops, regular bus service, primary schools, Chellaston Academy secondary school, easy access to A50, M1 and East Midlands airport.

Accommodation

Ground Floor

Entrance Hall

14'7" x 6'2" (4.47 x 1.88)

A sealed unit and double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor with understairs cupboard and decorative coving.

Fitted Guest Cloakroom

4'7" x 2'9" (1.42 x 0.85)

With low flush WC, corner wash handbasin, tiled surround, central heating radiator and double glazed window to front.

Lounge

14'6" x 10'7" (4.42 x 3.24)

With central heating radiator, TV aerial point, decorative coving, double glazed box bay window to front and twin multi-paned doors to dining room.

Dining Room

10'7" x 8'5" (3.25 x 2.57)

With central heating radiator, decorative coving and double glazed sliding patio doors to conservatory.

Conservatory

11'5" x 9'8" (3.49 x 2.97)

A brick base and timber frame construction with double glazing, picture window overlooking garden and access via French doors.

Stylish Fitted Kitchen

11'10" x 10'7" (3.62 x 3.24)

With wood block effect preparation surfaces, matching upstands, inset one and a quarter stainless steel sink unit with flexible mixer tap, fitted gloss finish base cupboards and drawers, complimentary wall mounted cupboards, inset five plate gas hob with extractor hood over, built-in oven with grill, appliance spaces suitable for fridge freezer and dishwasher, double glazed window to rear and door to utility room.

Utility

10'6" x 5'1" (3.21 x 1.55)

With wood block effect worktop, matching upstands, inset stainless steel sink unit, fitted base cupboard, appliance spaces suitable for washing machine and tumble dryer, wall mounted gas fired boiler, central heating radiator, double glazed window to rear and panelled and double glazed door to side.

First Floor Landing

11'3" x 7'6" (3.45 x 2.29)

A semi-galleried landing with central heating radiator, airing cupboard and access to loft space.

Master Bedroom

11'8" x 9'9" (3.57 x 2.99)

With central heating radiator, built-in wardrobes with sliding mirrored doors, double glazed box bay window to front and door to en-suite shower room.

Superbly Appointed En-Suite Shower Room

7'11" x 4'6" (2.43 x 1.39)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, shower cubicle with rain shower head and extractor fan.

Bedroom Two

9'5" x 8'10" (2.89 x 2.70)

With central heating radiator and double glazed window to rear.

Bedroom Three

8'5" x 7'3" (2.58 x 2.22)

With central heating radiator and double glazed window to front.

Bathroom

7'4" x 5'6" (2.25 x 1.70)

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and double glazed window to rear.

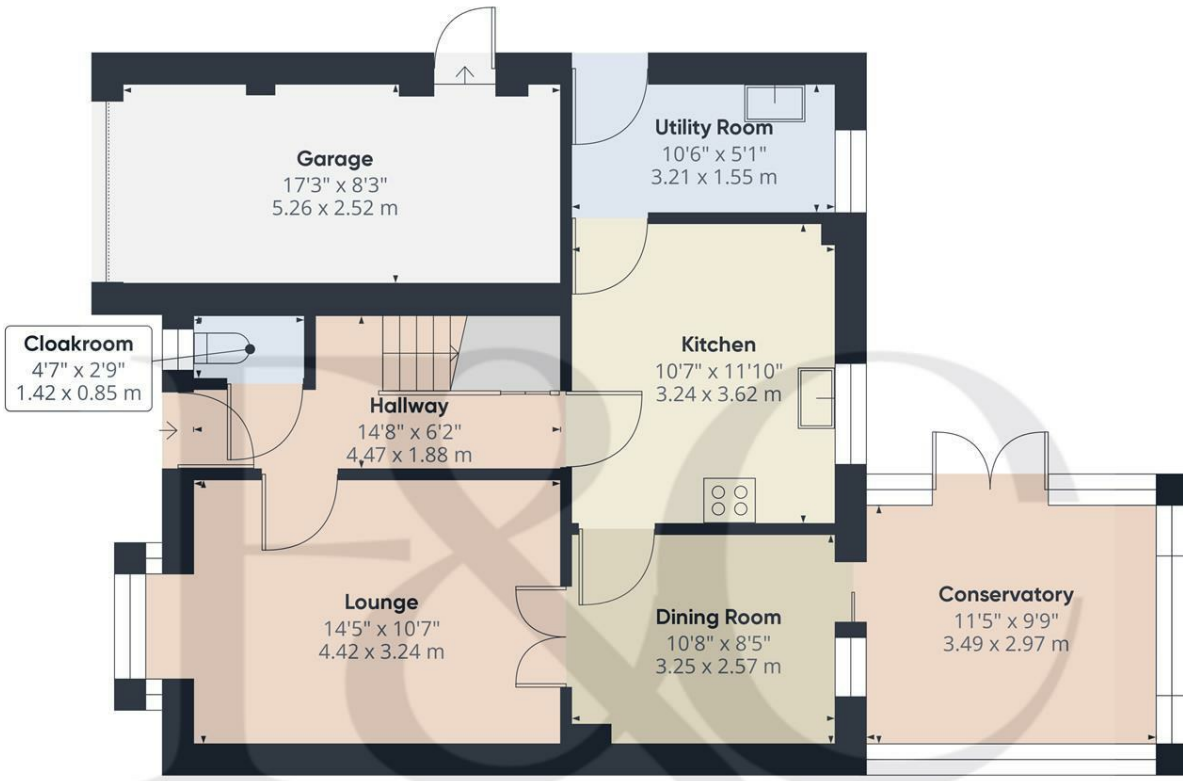
Garage

With power, lighting, up and over door and side pedestrian door.

Outside

To the rear of the property is a pleasant garden which is almost due south facing. Immediately off the conservatory is a patio/outdoor dining area which gives way to a lawn with well stocked borders containing plants, shrubs and trees and a further decked seating area to the top of the garden. Access to the front of the property is via a gate to the side. To the front of the property is a lawned fore-garden with adjacent driveway providing off-road parking for two vehicles and access to an integral garage.

Council Tax Band D



Floor 0

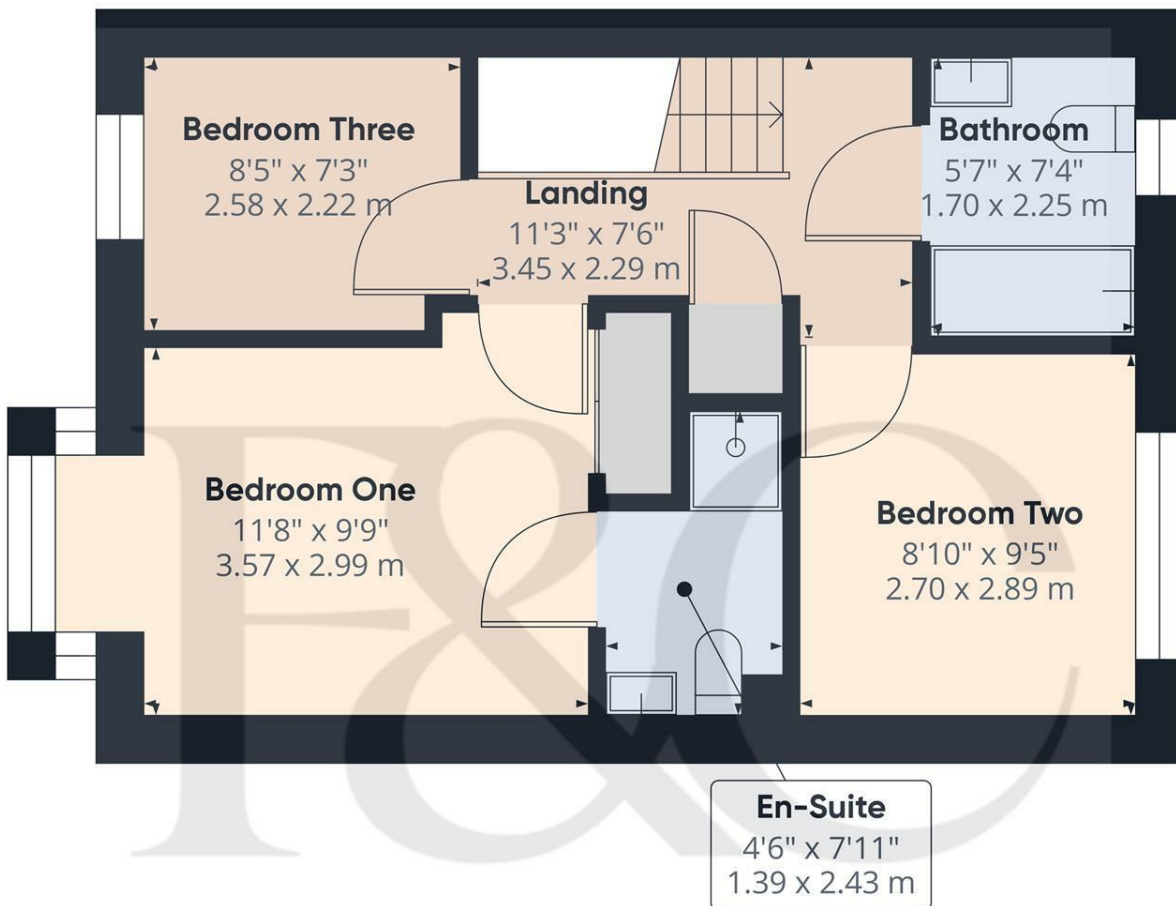
Approximate total area⁽¹⁾
799.75 ft²
74.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
413.44 ft²
38.41 m²

(1) Excluding balconies and terraces

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7 Acrefield Way
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(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	