

# Fletcher & Company

## Granary House, 187 Swarkestone Road, Chellaston, DE73 6UD

Offers Over £680,000

Freehold



- Ideal for a Large Family
- Highly Convenient Location
- High Specification Finish Throughout
- Entrance Hall & Fitted Guest Cloakroom
- Lounge & Study
- Large Open Plan Living Kitchen with Access to Playroom & Utility
- Five First Floor Bedrooms, Three with En-Suite plus Principle Bathroom
- Private Rear Garden Backing onto Open Fields
- Extensive Driveway & Single Garage
- Viewing Essential





## Summary

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A particularly well appointed, recently constructed, five double bedroom, detached residence occupying a fabulous location, set up off Swarkestone Road in Chellaston.

This is a rare opportunity to acquire a fabulous, detached residence, constructed approximately four years ago by a highly regarded local builder. The property is built to a high specification and would ideally suit a large family looking for a spacious home in a convenient location. The property is double glazed and gas central heated with underfloor heating to the ground floor with spacious entrance hall, fitted guest cloakroom, lounge, study, fabulous open plan living kitchen with stylish units, quartz worktops, integrated appliances and good sized living/dining area with bifold doors to the garden with playroom off and separate utility room. The first floor landing leads to a principle bedroom with fitted furniture and en-suite shower room, two further double bedrooms both with en-suite shower rooms, two additional double bedrooms and a principle bathroom.

The property is set up from Swarkestone Road at the end of a shared driveway leading to just three properties. The property has excellent parking facilities with enough space for four/five cars and a single garage. To the rear of the property is a very private, lawn garden with stone terrace with well-stocked borders and which backs onto open fields.

# F&C

### **The Location**

The property's location in Chellaston provides an excellent range of amenities including good schooling, notably Chellaston Academy secondary school, an excellent range of facilities in the village centre, nearby small supermarket, coffee shop, pub/restaurants and ease of access on to the A50 and M1 motorways as well as East Midlands airport.

### **Accommodation**

Please note that throughout the property there are dimmer lighting switches.

### **Ground Floor**

#### **Entrance Hall**

18'0" x 6'3" (5.49 x 1.93)

A panelled entrance door with double glazed sidelights and wired ring doorbell provides access to impressive entrance hall with stylish wood effect flooring, burglar alarm, staircase to first floor with feature glass and wood balustrade, understairs storage cupboard, recessed ceiling spotlighting and decorative coving.

Please note; the ground floor benefits from under floorheating



## Lounge

18'1" x 10'5" (5.52 x 3.20)

A spacious living room having wood effect flooring, TV aerial point, decorative coving and attractive double glazed windows to front.



## Study

9'10" x 9'0" (3.01 x 2.75)

With wood effect flooring, decorative coving and double glazed windows to front.



## Fabulous Open Plan Living Kitchen

29'0" x 12'10" (8.85 x 3.93)



## Spacious Lounge/Dining Area

With continuation of the wood effect flooring, recessed ceiling spotlighting, TV aerial point and double glazed bifold doors to private garden.



### High Specification Fitted Kitchen

Comprising an extensive range of quartz preparation surfaces with matching upstands and breakfast bar, inset one and a half stainless steel sink unit with instant boiling hot water mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards with underlighting, inset AEG induction hob with extractor hood over, two AEG ovens and microwave, integrated fridge, integrated wine cooler, integrated dishwasher and wine fridge, continuation of the wood effect flooring, recessed ceiling spotlighting, double glazed window to rear and twin glazed doors to play room.



### Play Room

9'10" x 8'8" (3.00 x 2.65)

Accessed directly off the kitchen and having TV aerial point and decorative coving.



### Utility

10'0" x 6'10" (3.05 x 2.09)

With woodblock effect worktop, stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboards, wall mounted gas fired boiler, appliance spaces suitable for large American style fridge freezer, washing machine and tumble dryer, recessed ceiling spotlighting, wood effect flooring and panelled and double glazed door to garden.



### Fitted Guest Cloakroom

6'2" x 4'3" (1.89 x 1.30)

Partly tiled with a contemporary white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, wood effect flooring and recessed ceiling spotlighting.



### First Floor Landing

13'5" x 3'9" (4.10 x 1.16)

A semi-galleried landing with continuation of the wood and glass balustrade and recessed ceiling spotlighting.



### Double Bedroom One

14'7" x 12'10" (4.46 x 3.93)

Having two central heating radiators, quality fitted furniture including wardrobes and drawer unit and two double glazed windows to rear overlooking garden and fields beyond.



### Superbly Appointed En-Suite Shower Room

9'2" x 5'6" (2.81 x 1.69)

Fully tiled with a white suite comprising low flush WC, twin vanity units with washhand basins and storage beneath, with illuminated mirror over, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



### Double Bedroom Two

14'9" x 9'9" (4.51 x 2.99)

With central heating radiator, TV aerial point and double glazed window to rear with views over the garden and field beyond.



### Superbly Appointed En-Suite Shower Room

7'5" x 6'8" (2.27 x 2.04)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with storage beneath and illuminated mirror over, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



### Double Bedroom Three

12'5" x 12'5" (3.81 x 3.79)

Having a central heating radiator, TV aerial point and double glazed window to front.



### **Superbly Appointed En-Suite Shower Room**

9'2" x 5'1" (2.81 x 1.55)

Fully tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath and illuminated mirror over, shower cubicle, chrome towel radiator, eave storage space and recessed ceiling spotlighting.



### **Double Bedroom Four**

13'0" x 10'1" (3.98 x 3.08)

With central heating radiator and double glazed window to rear with views over the garden and fields beyond.



### **Double Bedroom Five**

11'2" x 10'5" (3.41 x 3.19)

Having a central heating radiator and double glazed window to front.



### **Principle Bathroom**

8'2" x 5'0" (2.50 x 1.54)

Superbly appointed and fully tiled with low flush WC, vanity unit with wash handbasin with storage beneath and illuminated mirror over, panelled bath with shower over, chrome towel radiator, useful airing cupboard and recessed ceiling spotlighting.



## Outside

The property is elevated up from Swarkestone Road and is accessed via a shared driveway serving three properties.

The driveway, with recessed lighting, culminates in a private, cobbled parking area providing two off-road parking spaces and an electric vehicle charging point. Beyond this is a tarmac section which provides additional parking facilities.

To the rear of the property is a very private garden with natural stone patio, picket fence, L-shaped lawn, herbaceous borders containing plants and shrubs, raised brick retaining wall, decorative trellis work and timber fencing. There is also ornamental lighting, outdoor power, cold water tap and access down the side of the property to the front.

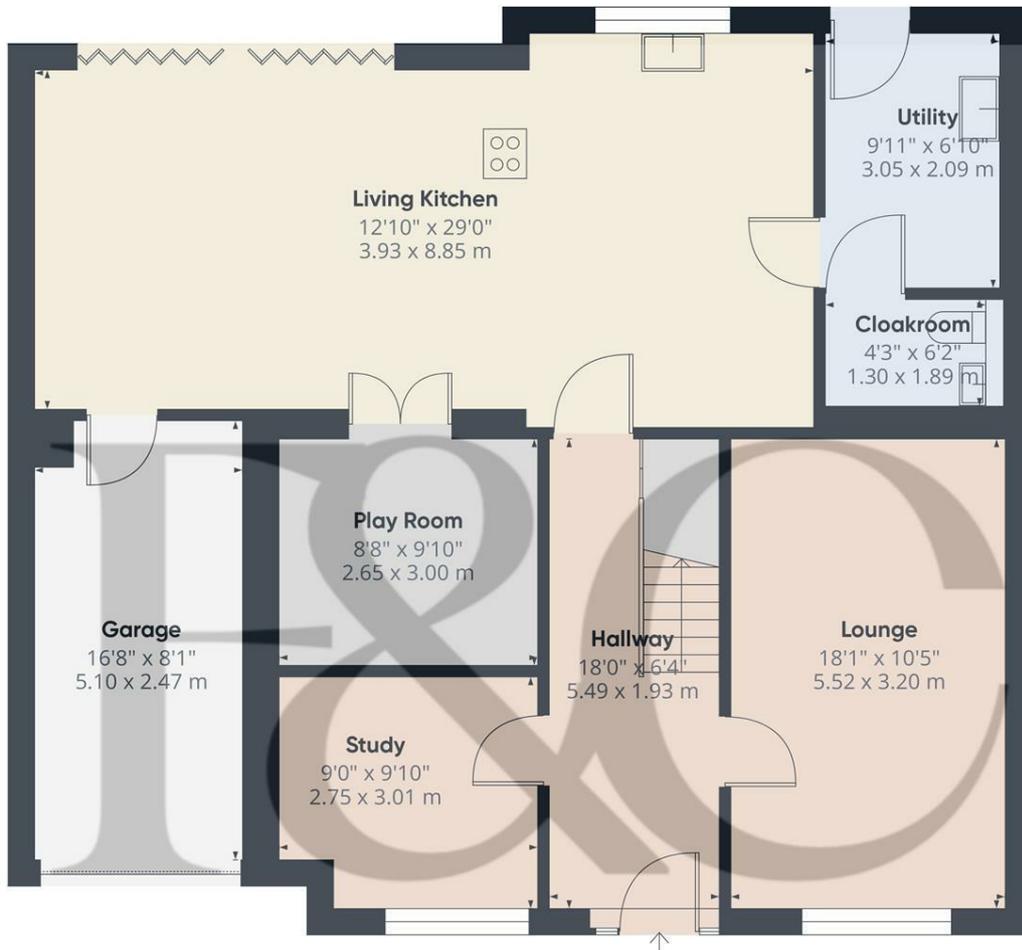


## Garage

With electric door.

Council Tax Band G





Floor 0

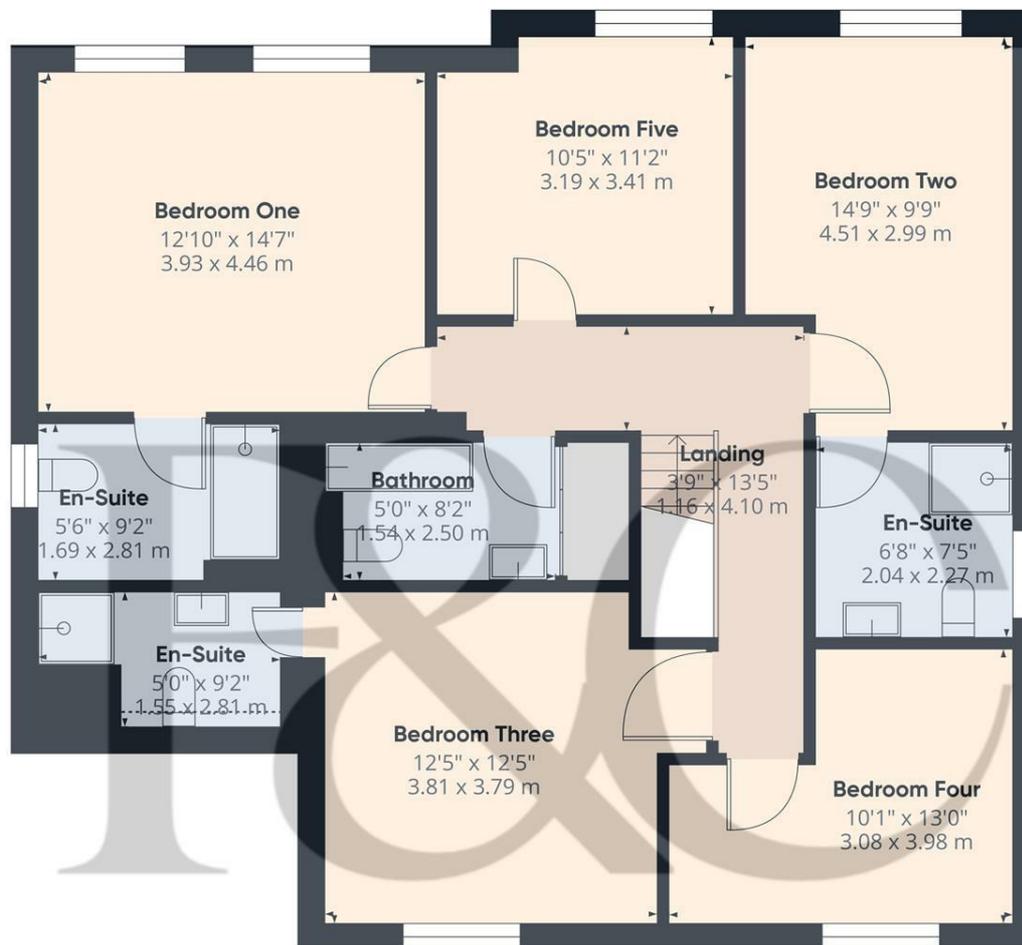
**Approximate total area<sup>(1)</sup>**  
1117 ft<sup>2</sup>  
103.8 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
997 ft<sup>2</sup>  
92.6 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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Granary House, 187 Swarkestone Road  
Chellaston  
DE73 6UD

Council Tax Band: G  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	