

# Fletcher & Company

12 Lysander Drive, Chellaston, Derby, DE73 5AF

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Offers Around £499,950

Freehold

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- Ideal for a Family
- Quiet Residential Location
- Excellent Range of Amenities Nearby
- Extremely Spacious & Well-Presented
- Fabulous Open Plan Living Kitchen
- Dining Room & Study
- Four First Floor Bedrooms plus Bathroom
- Principle Bedroom with Dressing Room & En-Suite
- Second Floor Double Bedroom & Bathroom
- Enclosed Rear Garden, Driveway & Garage







## Summary

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A fabulous, three storey, five bedroom, detached residence tucked away in a quiet cul-de-sac location on the popular Bonnie Prince estate in Chellaston.

The property offers extremely spacious and versatile living accommodation, ideal for a family, and features entrance hall, fitted guest cloakroom, lounge, study/hobby room and fabulous open plan L-shaped living kitchen with lounge area, dining area and kitchen with utility off. The first floor landing leads to a principle bedroom with dressing room and en-suite shower room, three further bedrooms and a well-appointed bathroom. The second floor features a landing/study area, a further double bedroom and an en-suite bathroom.

The property benefits from a pleasant, enclosed rear garden with patio area ideal for entertaining, shaped lawn, herbaceous borders containing plants and shrubs and a pathway leading to a gate and side access. The property also benefits from a driveway and garage.

# F&C

## **The Location**

Chellaston is a very desirable location with a nearby parade of shops, primary school, Chellaston Academy and easy access to excellent transport links as well as Toyota and Rolls Royce.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

16'7" x 3'8" (5.07 x 1.12)

A quality entrance door with glazed insets provides access to spacious entrance hall with central heating radiator, staircase to first floor and decorative coving.



#### **Fitted Guest Cloakroom**

5'7" x 3'0" (1.71 x 0.93)

Appointed with a low flush WC, wash handbasin, chrome towel radiator and understairs storage cupboard.

### Lounge

16'9" x 11'5" (5.13 x 3.49)

Having a feature fireplace with electric fire, two stylish central heating radiators, decorative coving and double glazed window to front.



### Study/Hobby Room

10'0" x 9'8" (3.05 x 2.95)

With central heating radiator, decorative coving and double glazed window to front.





**Fabulous Open Plan L-Shaped Living Kitchen**  
18'9" x 13'7" x 11'11" x 11'0" (5.73 x 4.16 x 3.64 x 3.37)



### Dining Area

Beneath a stylish pitched roof incorporating a double glazed Velux window, central heating radiator, further double glazed window with matching French doors to patio and open access to lounge area.



### Lounge Area

With central heating radiator and recessed ceiling spotlighting.



## Kitchen

Comprising granite effect worktops with surrounds, inset one and a quarter sink unit with mixer tap, stylish gloss finish base cupboards and drawers with LED lighting, appliance space suitable for a range cooker, extractor hood, integrated fridge freezer, dishwasher, wine fridge and microwave, stylish central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



## Utility Room

8'9" x 5'1" (2.69 x 1.57)

Having granite effect worktops with matching upstands, inset stainless steel sink unit, fitted cupboards, appliance space suitable for washing machine and tumble dryer, wall mounted gas fired boiler, stylish central heating radiator, double glazed window to rear, integral door to garage and panelled and glazed door to side.

## First Floor Landing

13'1" x 9'9" (4.01 x 2.99)

A semi-galleried landing with central heating radiator, feature balustrade, staircase to second floor and airing cupboard housing the hot water cylinder.



### Principle Bedroom

13'3" x 11'7" (4.04 x 3.55)

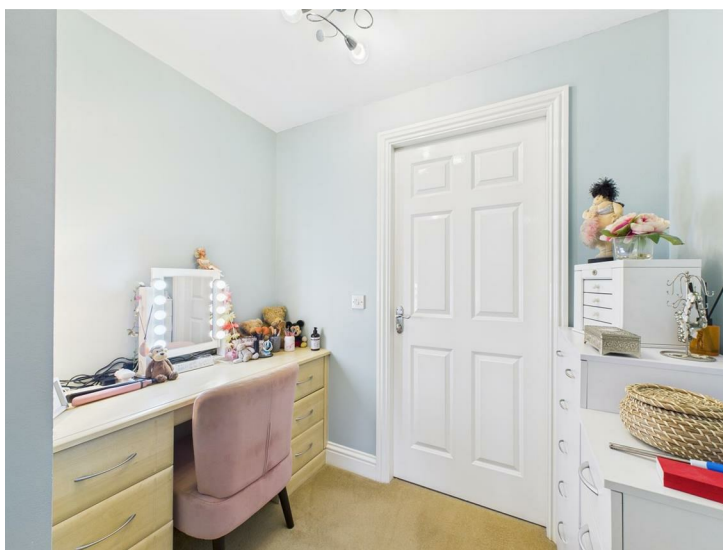
With central heating radiator, fitted wardrobes, double glazed window to front and archway to dressing room.



### Dressing Room

7'1" x 4'7" (2.16 x 1.42)

Comprising dressing table, drawers and door to en-suite.



### En-Suite Shower Room

7'7" x 6'0" (2.32 x 1.85)

Mainly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, shower cubicle, chrome towel radiator and double glazed window to rear.





### **Bedroom Two**

13'9" x 10'3" (4.20 x 3.14)

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



### **Bedroom Three**

11'3" x 9'6" (3.43 x 2.90)

With central heating radiator and double glazed window to rear.

### **Bedroom Four**

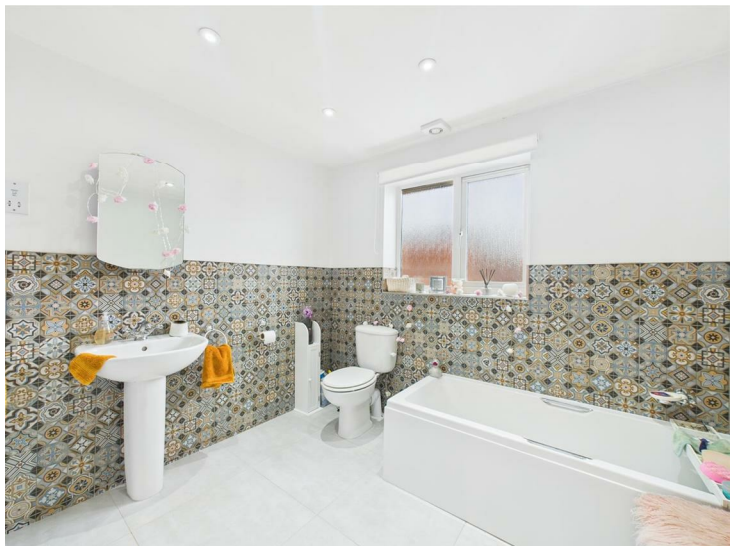
17'9" x 8'9" (5.43 x 2.69)

Having two central heating radiators, useful storage cupboard and double glazed window to front.

### **Bathroom**

9'4" x 7'6" (2.87 x 2.31)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, separate shower cubicle, chrome towel radiator, shaver point and double glazed window to rear.



### **Second Floor Landing**

9'8" x 7'1" (2.96 x 2.16)

A spacious landing/study area with central heating radiator, feature balustrade and double glazed Velux window.

### **Bedroom Five**

15'10" x 13'4" (4.85 x 4.08)

With two central heating radiators, storage to eaves, fitted wardrobe, two double glazed Velux windows to rear, double glazed window to front and door to bathroom.



### **Well-Appointed Bathroom**

8'11" x 5'7" (2.72 x 1.72)

Partly tiled with a low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath with shower over, chrome towel radiator and double glazed Velux window to rear.



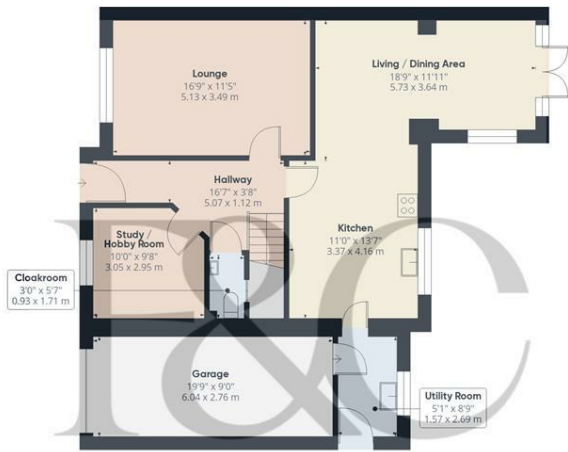
## Outside

The property is tucked away off Lysander Drive and benefits from a good sized driveway providing ample off-road parking and access to an integral garage. To the rear of the property is an enclosed rear garden featuring patio, good sized lawn, herbaceous borders and a good degree of privacy.



Council Tax Band F

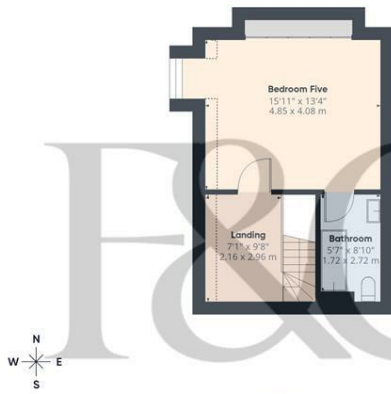




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>®</sup>**

2156 ft<sup>2</sup>  
200.4 m<sup>2</sup>

**Reduced headroom**

25 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(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 	

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Council Tax Band: F  
Tenure: Freehold

