



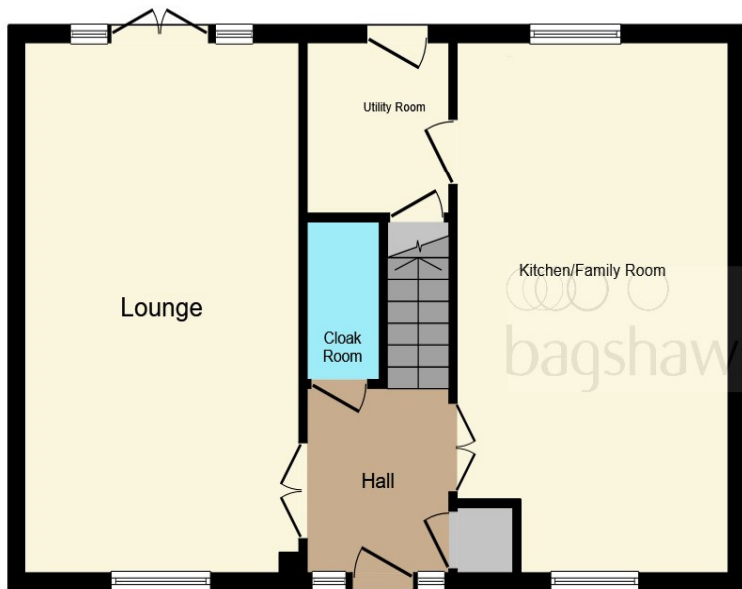
Woodgate Drive, Chellaston DERBY DE73 6UX

welcome to

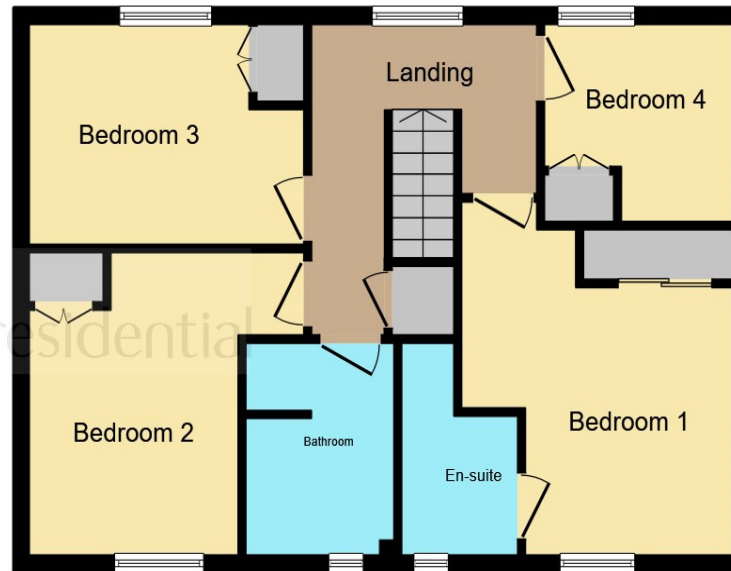
Woodgate Drive, Chellaston DERBY

This impeccable four bed detached family home in Chellaston seamlessly combines space, comfort, and convenience. Its exact location, modern amenities, and private outdoor space make it an ideal choice for discerning families seeking a superior living experience.





Ground Floor



First Floor

Hallway

Lounge

20' 11" x 11' 6" (6.38m x 3.51m)

Kitchen Diner

21' 1" x 11' 5" (6.43m x 3.48m)

Utility Room

6' 9" x 6' (2.06m x 1.83m)

WC/Cloakroom

6' 2" x 3' 5" (1.88m x 1.04m)

Landing

Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m)

En Suite

8' 4" x 4' 3" (2.54m x 1.30m)

Bedroom Two

12' x 9' 3" (3.66m x 2.82m)

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)

Bedroom Four

8' x 7' 9" (2.44m x 2.36m)

Family Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)

Outside

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Woodgate Drive, Chellaston DERBY

- Four Bedroom Detached House in Chellaston
- Bi-Fold Doors to Garden
- Low Maintenance Open Plan Forecourt Garden
- Driveway Leading to Garage
- Council Tax Band E

Tenure: Freehold EPC Rating: B

offers in the region of

£385,000

Bagshaws Residential are proud to present to you this impressive four bedroom detached property in the sought-after area of Chellaston offering an exceptional living space for any growing family. Situated within the catchment area for the highly regarded Chellaston Academy and located near major transport links such as the A50, this property's idyllic location offers convenience and proximity to a range of local amenities.

Upon entering, you are greeted by a spacious hallway with a staircase leading to the first floor and a convenient yet chic downstairs WC. As you proceed, discover the bright and airy lounge, featuring a large window to the front and bi-fold doors that seamlessly connect the living space to the garden. The heart of the home is the expansive kitchen diner, boasting integrated appliances, ample counter and storage space with silestone worktops and smooth access to the utility room which has a washing machine and dryer space. Upstairs, the landing provides access to the partially boarded loft ideal for storage. Additionally, four generously sized bedrooms with the master bedroom having fitted mirror wardrobes and a stylish ensuite bathroom. The family bathroom is equally impressive with a separate shower cubicle, panelled bath, vanity wash hand basin, WC and tiled flooring. Externally, there is a low-maintenance, open plan, forecourt, south-facing garden featuring a patio, lawn, and a raised deck terrace and a driveway leading to the garage.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY118933



Property Ref:
DBY118933 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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