



**Woodgate Drive, Chellaston Derby DE73 6UX**



**welcome to**

## **Woodgate Drive, Chellaston Derby**

**\*\*NO CHAIN\*\***

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](http://www.focalagent.com)



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## Woodgate Drive, Chellaston Derby

- No Chain
- Four Bedroom Detached House in Chellaston
- Low Maintenance Open Plan Forecourt Garden
- Driveway Leading to Garage
- Council Tax Band E

Tenure: Freehold EPC Rating: B

offers over  
**£375,000**



**\*\*NO Chain\*\*** 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](https://bagshawsresidential.co.uk/Property/DBY118933)



Property Ref:  
DBY118933 - 0008

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