



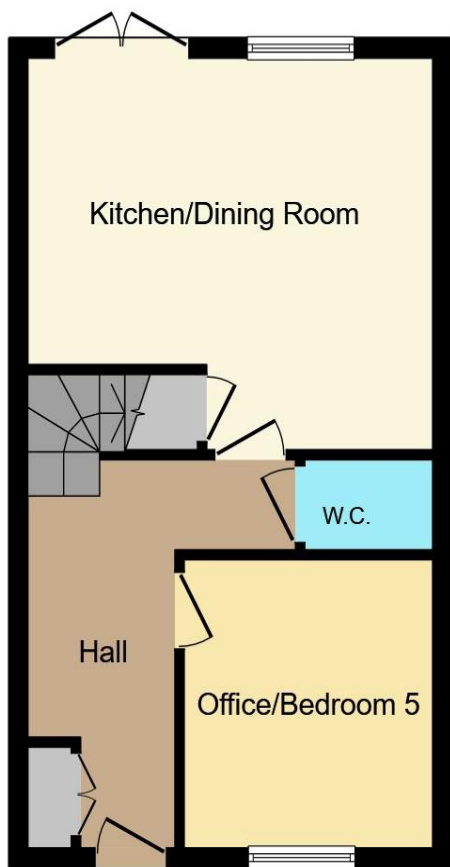
Falstaff Court, Chellaston Derby DE73 5BA

welcome to

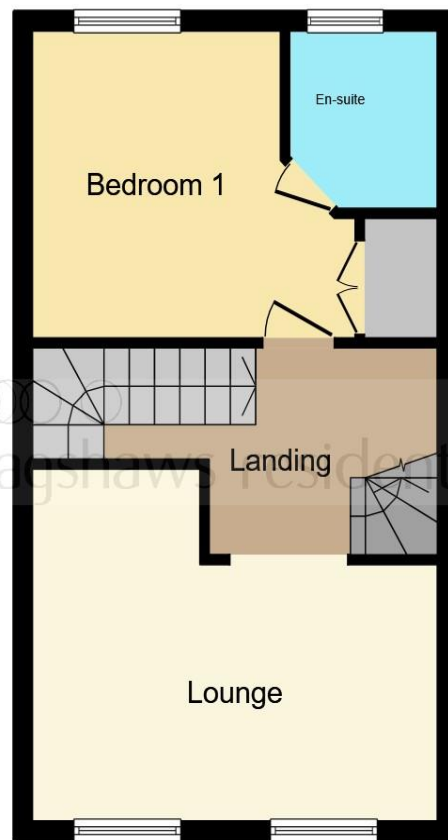
Falstaff Court, Chellaston Derby

This spacious four bedroom town house is located on a quiet cul-de-sac on this desirable modern estate in Chellaston, close to amenities and transport links. The configuration offers great proportions with a versatile layout, enclosed garden and allocated residents parking.

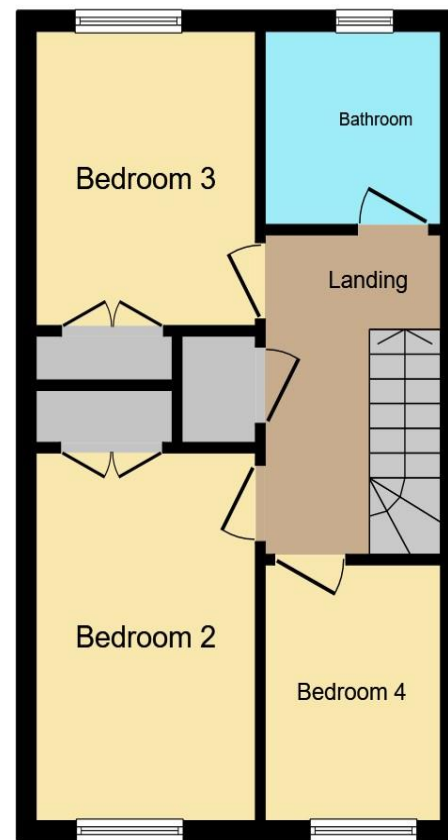




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom

Office/ Bedroom Five

9' 11" x 9' 1" (3.02m x 2.77m)

Kitchen Diner

14' 10" x 12' 9" max (4.52m x 3.89m max)

Stairs & 1st Floor Landing

Lounge

14' 11" x 12' (4.55m x 3.66m)

Bedroom One

11' 10" x 10' max (3.61m x 3.05m max)

En Suite

Stairs & 2nd Floor Landing

Bedroom Two

12' 6" x 8' 1" (3.81m x 2.46m)

Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m)

Bedroom Four

9' 1" x 6' 7" (2.77m x 2.01m)

Bathroom

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

Falstaff Court, Chellaston Derby

- Versatile Townhouse over Three Floors
- Four or Five Bedrooms
- Cloakroom, En Suite and Family Bathroom
- Modern Kitchen Diner
- Council Tax Band D

Tenure: Freehold EPC Rating: C

£250,000

This spacious four bedroom town house is located on a quiet cul-de-sac on this desirable modern estate in Chellaston. The configuration offers great proportions with a versatile layout, ideal for families, sharers and professionals needing home office space.

In brief the property comprises of; an entrance hall with storage cupboard and cloakroom off, kitchen/dining room to the rear with neutral modern units offering space for appliances and a large dining table. The ground floor is completed by a home office or fifth bedroom. On the first floor, the landing connects to the lounge with Juliette balcony and main bedroom with en suite shower room. On the second floor, the landing gives access to the remaining three bedrooms, two with fitted wardrobes, as well as the main bathroom.

Externally, the front garden sits behind a fenced boundary, whereas the rear garden is fully enclosed with a lawn, patio seating area, with path leading to the residents parking.

This home is ideally located for excellent road links to the A50, A6 and M1 and is just a couple of minutes from the amenities in Chellaston, including shops, schools and public transport routes. This home mustn't be missed.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY118904](https://www.bagshawsresidential.co.uk/Property/DBY118904)



Property Ref:
DBY118904 - 0003

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