



**Eagle Drive, Chellaston Derby DE73 7AB**



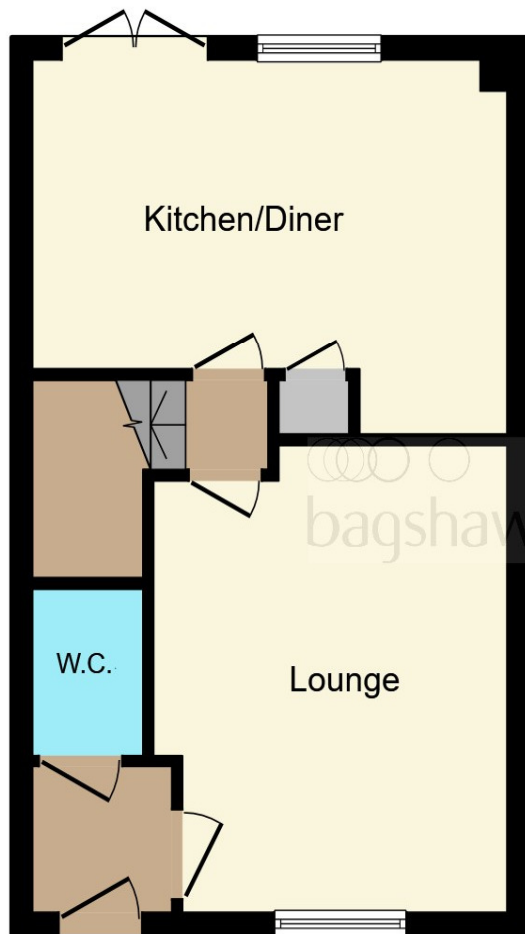
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## **Eagle Drive, Chellaston Derby**

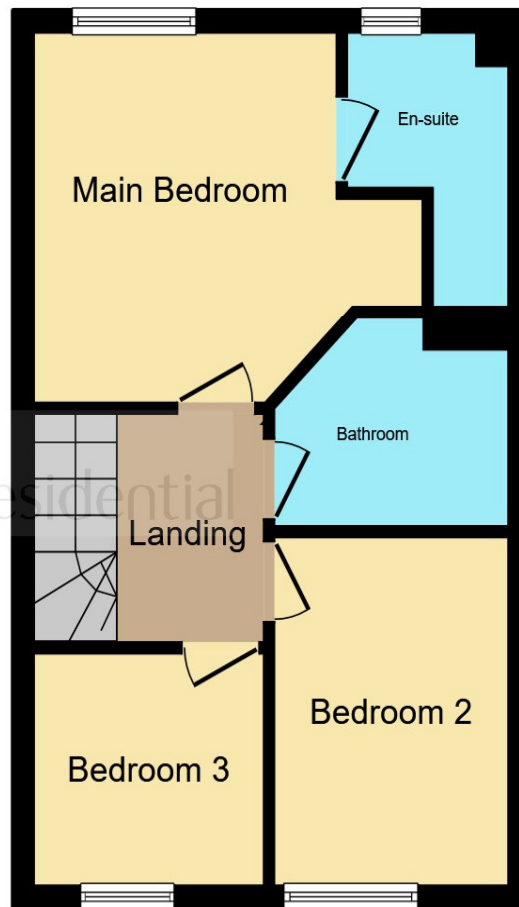
**\*\* OPEN DAY \*\* CALL US FOR MORE DETAILS**

Offering this modern three bedroom semi-detached home sits on a popular residential development, enjoying open views to the front, a spacious layout, off-road parking, and a private rear garden. Ideal for first-time buyers and investors alike.





**Ground Floor**



**First Floor**

### Entrance Hall

4' 4" MAX x 4' 4" MAX ( 1.32m MAX x 1.32m MAX )

### Cloakroom/Wc

4' 8" MAX x 3' 5" MAX ( 1.42m MAX x 1.04m MAX )

### Lounge

13' 11" MAX x 11' 1" MAX ( 4.24m MAX x 3.38m MAX )

### Kitchen/Diner

14' 11" MAX x 8' 8" MAX ( 4.55m MAX x 2.64m MAX )

### Lobby

3' 9" MAX x 2' 11" MAX ( 1.14m MAX x 0.89m MAX )

### First Floor Landing

6' 8" MAX x 3' 10" MAX ( 2.03m MAX x 1.17m MAX )

### Master Bedroom

11' 2" MAX x 3' 10" MAX ( 3.40m MAX x 1.17m MAX )

### Bedroom Two

10' 2" MAX x 7' 4" MAX ( 3.10m MAX x 2.24m MAX )

### Bedroom Three

7' 3" MAX x 6' 9" MAX ( 2.21m MAX x 2.06m MAX )

### En Suite

5' MAX x 4' 1" MAX ( 1.52m MAX x 1.24m MAX )

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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## **Eagle Drive, Chellaston Derby**

- Three well-sized bedrooms
- En suite to master bedroom
- Spacious kitchen/diner with French doors
- Downstairs WC
- Enclosed rear garden with lawn and patio

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers over  
**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DBY120820 - 0003

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