



GADSBY
NICHOLS

4 Whittinglands Close, Chellaston, Derby, DE73 6WG

£360,000

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A STUNNING FOUR-DOUBLE-BEDROOMED DETACHED FAMILY HOME, set within a quiet cul-de-sac overlooking open public parkland, within the popular Fellow Lands Way development in the sought after area of Chellaston. Whittinglands Close offers easy access to all the amenities Chellaston has to offer, as well as being close to many countryside walks. Chellaston itself has easy access to Derby City Centre, the A50, A38 and M1 road networks, Rolls-Royce Infinity Way and East Midlands Airport. The property is beautifully presented inside, and must be viewed internally to fully appreciate all it has to offer. Having the benefit of UPVC Double glazing and gas central heating, the accommodation briefly comprises: -

GROUND FLOOR canopy Entrance Porch, Reception Hall, Cloaks/WC, Lounge, and large open-plan Living Dining Kitchen, FIRST FLOOR, landing, main Bedroom with luxury Ensuite Shower Room, a further Three Bedrooms, and Bathroom. OUTSIDE, Single Garage with ample car standing to the front, and rear garden, mainly laid to lawn with patio area. EPC B (2017), Council Tax Band E.

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THE PROPERTY



A beautifully presented four-double-bedroomed detached Family Home. The accommodation comprises; canopy entrance porch, entrance hall with door to integral garage, formal lounge, open-plan living dining kitchen with modern fittings and integrated appliances, cloaks/WC, main bedroom suite with ensuite shower room, a further three bedrooms, family bathroom, integral single garage, front garden, ample parking to the front, and enclosed rear garden with patio area.

LOCATION

Chellaston is a convenient and popular location situated close to an excellent range of local amenities, including shops, public houses, and schools, including Chellaston and Chellaston Academy. Local, recreational facilities are close by including football, cricket, and a children's play area. For those who enjoy the outdoor pursuits, the property is close to open green areas and parkland for walks, and the nearby countryside of Melbourne,

Weston-on-Trent, and Repton, which provide some delightful restaurants, scenery and country walks. The location gives fast access onto the A50, and A38 leading to the M1 motorway.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A514 Osmaston Road, continuing through Allenton and Shelton Lock, and through the centre of Chellaston, continuing along Derby Road to the traffic lights, turning left onto High Street, then continue to the first roundabout and take the left onto Fellowlands Way, keeping straight-on cross two further roundabouts and all the way down, then Whittinglands Close can be found on the righthand side.

VIEWINGS

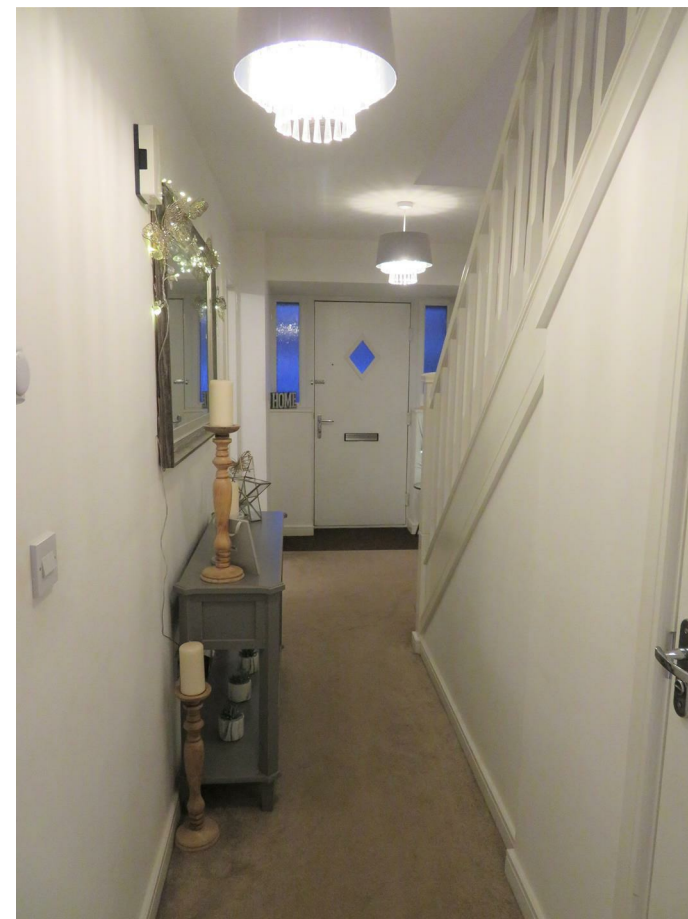
Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13365.

ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, security alarm, and cavity wall insulation, the detailed accommodation comprises: -

GROUND FLOOR

ENTRANCE HALL



Having entrance door, useful internal access door to the integral garage, central heating radiator, and stairs to first floor.

CLOAKS/WC

Having ceramic tiled floor, low-level WC and wash hand basin with tiled splash back, and central heating radiator,

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LOUNGE

4.83m x 3.07m (15'10" x 10'1")



Having UPVC double glazed leaded-light window to front, and central heating radiator.



KITCHEN, DINING, FAMILY ROOM

3.15m x 8.43m (10'4" x 27'8")



Comprising: -

KITCHEN AREA



Having a range of contemporary ivory wall and base units with wood-effect work surfacing, incorporating integrated fridge freezer, dishwasher, Zanussi electric eye-level oven, Zanussi gas hob with extractor fan, canopy and glass splash back,, inset one-and-a-half bowl stainless steel sink unit with mixer tap, UPVC double glazed window overlooking the garden, ceramic-tiled floor, and six downlighters.

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LOUNGE/DINING/FAMILY AREA

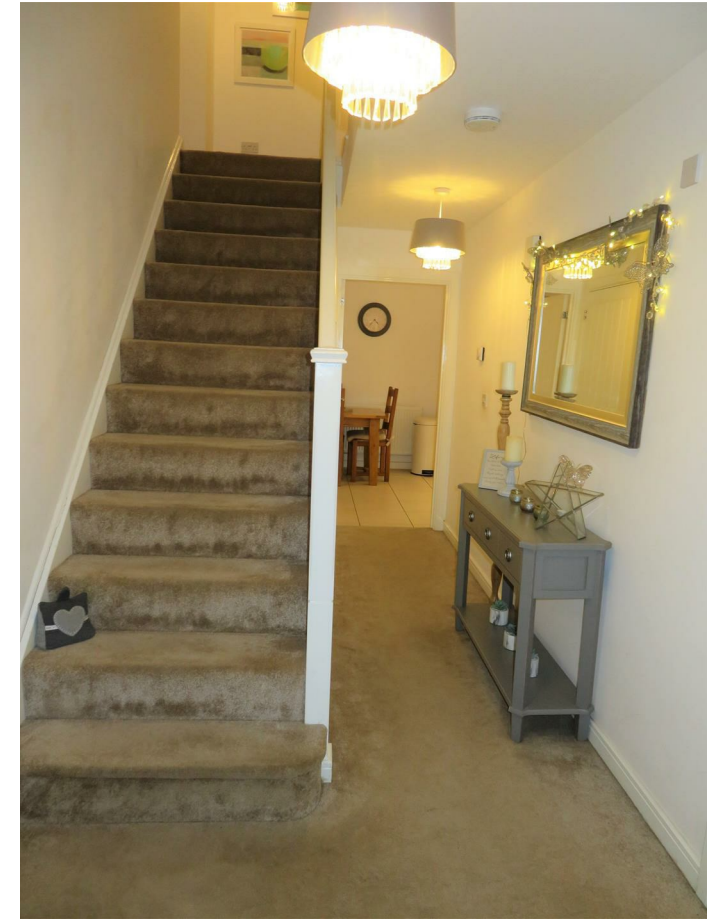


Having Having UPVC double glazed double doors opening to the rear garden, two central heating radiators, and ceramic tiled flooring throughout.



FIRST FLOOR

LANDING



Having doors to all rooms.

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MAIN BEDROOM

4.80m x 3.05m (15'9" x 10'0")



Having UPVC double glazed window to the front, central heating radiator, and door to ensuite.



ENSUITE SHOWER ROOM

1.19m x 2.11m (3'11" x 6'11")



Having wash hand basin and low-level WC, half-tiled walls with complimentary fully tiled walk-in shower unit with electric shower, UPVC double glazed window to front, central heating radiator, and ceramic tiled floor.

BEDROOM TWO

4.14m x 3.07m (13'7" x 10'1")



Having UPVC double glazed window overlooking the front, and central heating radiator.

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BEDROOM THREE

2.90m x 3.07m (9'6" x 10'1")



Having UPVC double glazed window to rear, and central heating radiator.

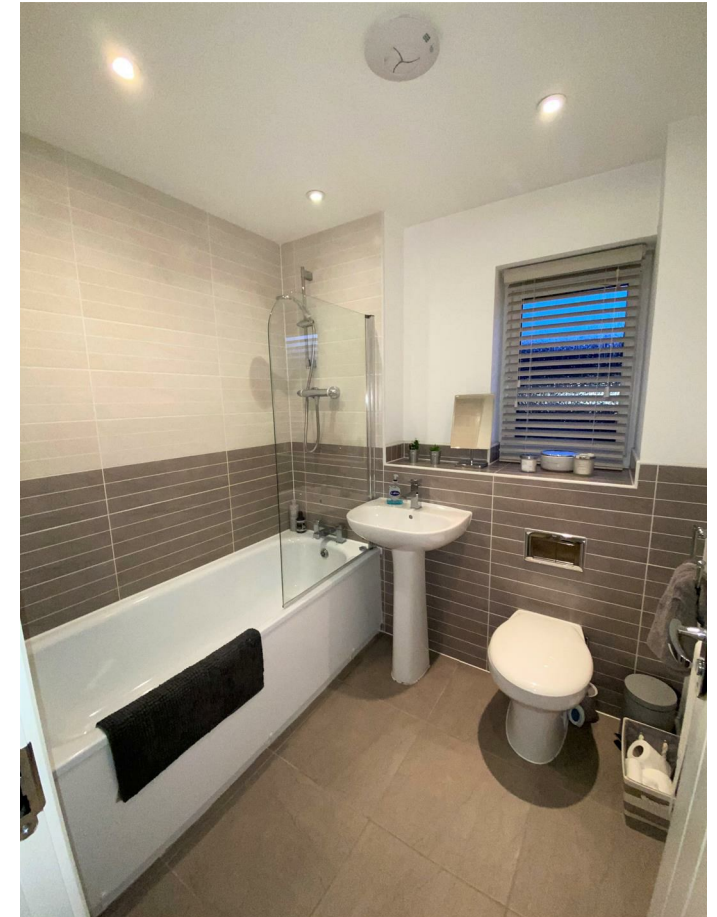
BEDROOM FOUR

2.46m x 3.10m (8'1" x 10'2")



Having a useful and spacious, deep walk-in wardrobe, UPVC Double glazed window to rear, and central heating radiator.

FAMILY BATHROOM



Having three-piece suite comprising; panelled bath with electric shower over and glass shower screen, pedestal wash hand basin, and low-level WC. half-tiled walls, UPVC double glazed window to rear, and central heating radiator.

OUTSIDE

FRONT GARDEN

To the front of the property there is ample parking for

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two-to-three cars, a pleasant lawned area with shrubs, and access to rear of the property via a side gate.

INTEGRAL SINGLE GARAGE

6.10m x 3.07m (20'0" x 10'1")

Having useful internal access door to the entrance hall, plumbing for automatic washing machine and tumble dryer, and electric power and light.

REAR GARDEN



Mainly laid to lawn, with good-sized two-tiered paved patio area, and enclosed by fencing for privacy.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

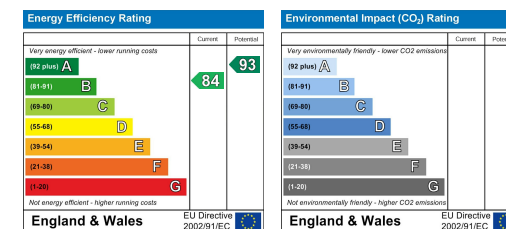
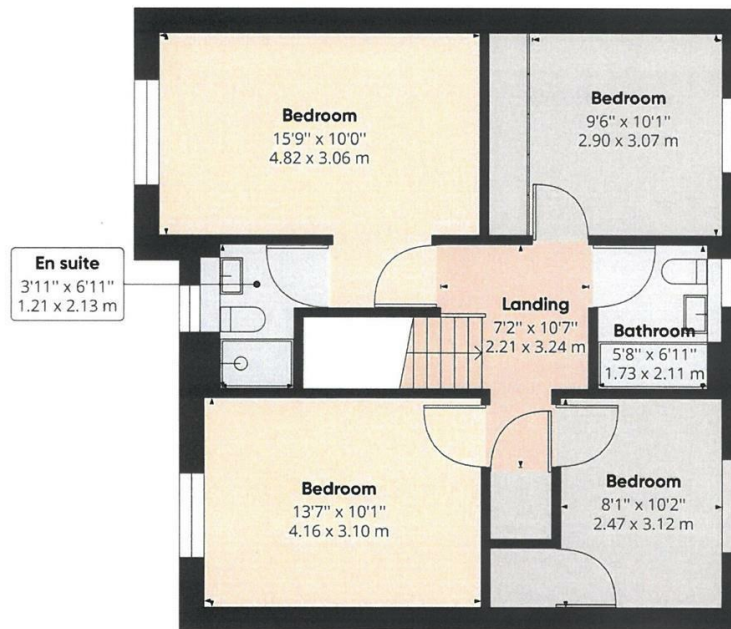
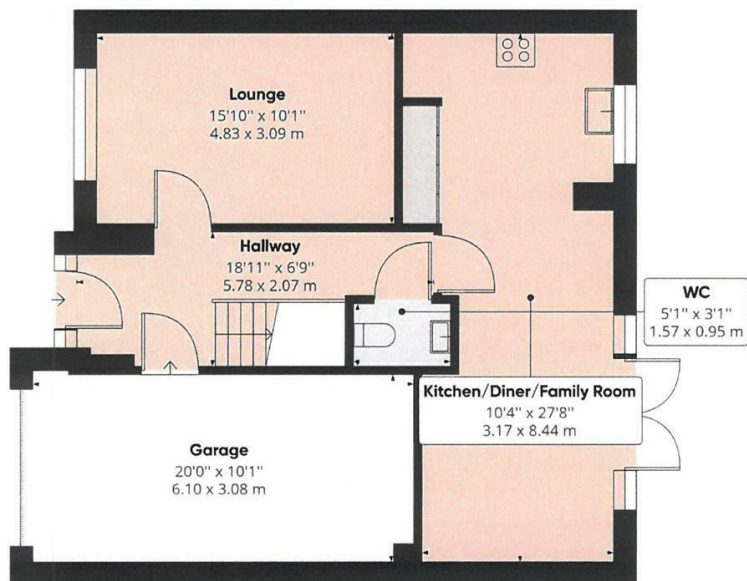
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13365

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PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

Gadsby Nichols
21 Iron Gate
Derby DE1 3GP

Residential
01332 296 396
enquiries@gadsbynichols.co.uk

Commercial
01332 290 390
commercial@gadsbynichols.co.uk

www.gadsbynichols.co.uk