



Green Avenue, Chellaston, Derby, DE73 6TE

£280,000

Freehold



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Acquire Sales and Lettings are pleased to bring this fully refurbished, two bedroom detached bungalow to the market. Renovations have included a full rewire and newly installed boiler, windows, kitchen and bathroom and much more. Located on a well sized plot on a delightful cul de sac in Chellaston, giving excellent access to major road links, bus services, schools and shops. The property briefly comprises of entrance hallway giving access to the open plan living/kitchen, bathroom and two well sized double. Externally there is a driveway for two cars to the front and a landscaped garden to the rear.



ENTRANCE HALL

Front door access into small porch area leading to main hallway. Oak flooring with 25 year warranty, gas central heating and access to all rooms and loft.

OPEN PLAN LIVING

22' 8" x 10' 10" (6.916m x 3.323m) This newly renovated, open room is the heart of the home, with a large bay window to front and window and door to the rear, the room is flooded with light and makes it the perfect hub for hosting.

Oak flooring throughout and two gas central heated radiators. The recently fitted Wren kitchen comprises a range of wall and base units and Quartz worktops with inset sink. There is integrated washing machine, wine fridge, electric cooker and gas hob with space for tall fridge freezer.

BEDROOM 1

9' 3" x 10' 7" (2.840m x 3.246m) Carpet to floor, gas central heated radiator and upvc double glazed bay window to front elevation. Fitted wardrobe with sliding door.

BEDROOM 2

10' 10" x 9' 11" (3.316m x 3.023m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation. Fitted wardrobe with sliding door.

BATHROOM

7' 5" x 5' 4" (2.276m x 1.646m) Tiles to floor, gas central heated towel rail and upvc double glazed frosted window to rear elevation. Tiled walls with three piece Porcelanosa suite comprising of panelled bath with rainfall shower over, wash hand basin and Japanese smart toilet.

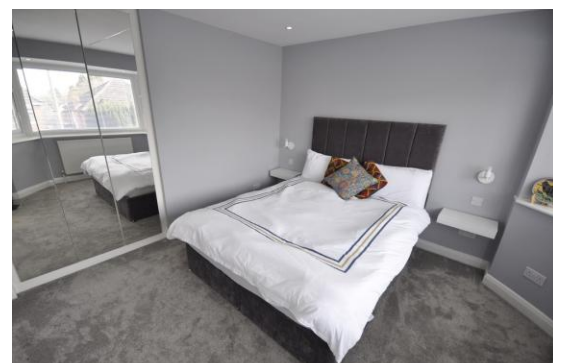
OUTSIDE

To the front of the property is a driveway for two cars. To the rear is a landscaped, low maintenance garden with flower beds, lawn and two patio areas. There is a large space to the side with access gate, water tap and electric socket.

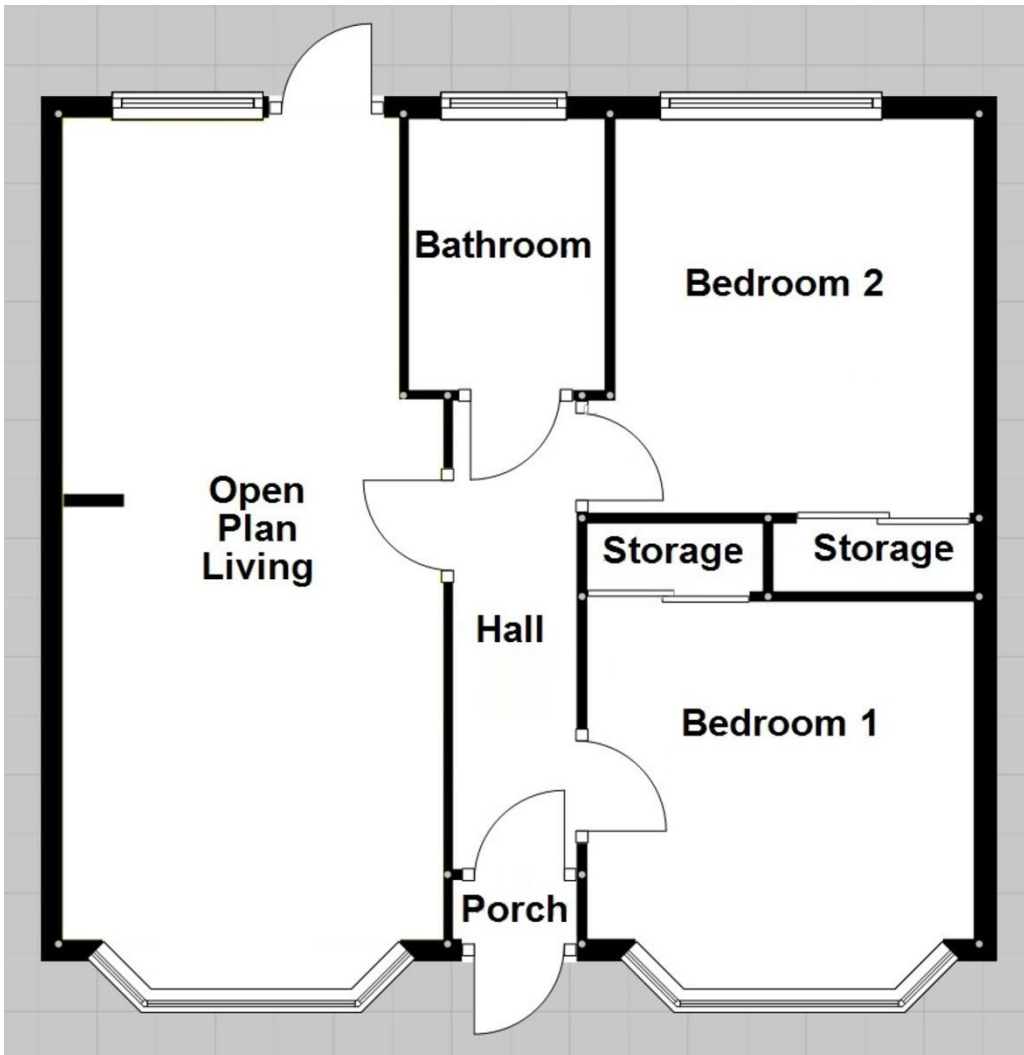
DISCALIMER

Council tax band C.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.