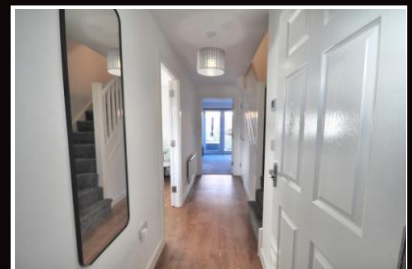




Portland Lane, Chellaston, Derby, DE73 6AN  
£  
Freehold



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Chellaston  
Derby  
DE73 6AN

£

Freehold

Acquire Properties are pleased to present this sought after four bed house located on a quiet road in Chellaston. Built by Persimmon Homes and spread over three floors, the property briefly comprises of entrance hallway giving access to downstairs WC, living room and large kitchen/diner. Stairs take you to the first floor where there are three bedrooms and family bathroom. To the second floor is the master bedroom with ensuite. Externally to the property you find an enclosed garden to the rear and double driveway to the front. This modern, family house benefits from gas central heating and upvc double glazing throughout.



### ENTRANCE HALL

Laminate flooring and gas central heated radiator. This welcoming hallway offers space for outdoor coats and shoes and access to downstairs W.C., kitchen/diner and living room. There are stairs leading to the first floor with a well sized storage cupboard underneath.

### KITCHEN/DINER

15' 4" x 9' 7" (4.674m x 2.922m) Laminate flooring, upvc double glazed windows to front and side elevation. Full range of modern wall and base units with electric oven and hob with extractor over. Space for appliances including large fridge/freezer and washing machine. Space for a well sized family dining table.

### LIVING ROOM

10' 2" x 16' 7" (3.101m x 5.068m) Carpet to floor, gas central heated radiator and upvc double glazed window and patio doors to rear garden.

### DOWNSTAIRS WC

5' 6" x 2' 10" (1.690m x 0.887m) Vinyl laminate to floor, gas central heated radiator and upvc double glazed window to front elevation. Two piece suite comprising of low level wc and wash hand basin.

### STAIRS AND FIRST FLOOR LANDING

Carpeted flooring and access to three bedrooms and bathroom.

### BEDROOM 2

13' 5" x 9' 7" (4.110m x 2.933m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

### BEDROOM 3

12' 1" x 9' 7" (3.689m x 2.930m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

### BEDROOM 4

10' 2" x 6' 8" (3.112m x 2.048m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

### BATHROOM

5' 6" x 6' 7" (1.690m x 2.030m) Vinyl laminate to floor, gas central radiator and upvc window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

### STAIRS AND SECOND FLOOR LANDING

Carpeted flooring and access to master bedroom with ensuite.

### MASTER BEDROOM

20' 7" x 16' 6" (6.284m x 5.036m) (at largest) Carpet to floor, gas central heated radiator, upvc double glazed window to front elevation and velux window to rear elevation.

### ENSUITE

6' 7" x 6' 7" (2.031m x 2.010m) Vinyl laminate to floor, gas central radiator and velux window to rear elevation. Tiled walls with three piece suite comprising of shower cubicle, wash hand basin and low level wc.

### OUTSIDE

To the side of the property is a driveway with parking for 2 cars and electric car charging point. To the rear is a secluded, enclosed, low maintenance garden with lawn and patio. There is access via rear gate or patio doors from living room.

### DISCLAIMER

Council tax band B.

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.



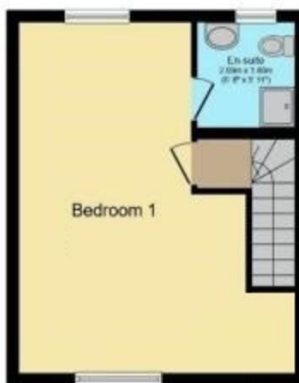
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		



Ground Floor



First Floor



Second Floor



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Chesterfield, S43 3UL  
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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.