



Sinfin Moor Lane, Chellaston, Derby, DE73 5SP  
O.I.R.O £395,000  
Freehold



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Acquire Sales and Lettings are pleased to bring this sought after four bed, detached house to the market. 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 kitchen, dining room, living room, downstairs WC and large garage with separate utility room. To the first floor there are four double bedrooms with ensuite to master and family bathroom. Externally, there is a large driveway and lawn to the front and a landscaped south facing garden to the rear.



### ENTRANCE HALL

Wooden laminate flooring and gas central heated radiator. This welcoming hallway offers access to stairs to the first floor with storage underneath and access into the downstairs rooms.

### KITCHEN

12' 2" x 9' 6" (3.725m x 2.916m) Vinyl laminate tiles to floor and upvc double glazed window to front and side elevation along with door leading to garden. Full range of modern wall and base units with worktops and sink with drainer, integrated electric cooker, gas hob with extractor over and dishwasher. Space for tall fridge/freezer.

### DINING ROOM

10' 10" x 15' 11" (3.318m x 4.854m) Carpet to floor, gas central heated radiator and upvc double glazed windows and patio door to garden.

### LIVING ROOM

19' 10" x 13' 10" (6.048m x 4.235m) Carpet to floor, gas central heated radiator, feature fireplace and upvc double glazed windows and patio doors to garden.

### DOWNSTAIRS WC

2' 7" x 5' 6" (0.801m x 1.685m) Wooden laminate flooring, extractor fan and gas central heated radiator. Two piece suite comprising of low level wc and wash hand basin.

### DOUBLE GARAGE

16' 1" x 16' 7" (4.927m x 5.059m) Large garage with up and over door, upvc double glazed window to front elevation and light and sockets.

### UTILITY ROOM

7' 6" x 9' 2" (2.293m x 2.811m) Tiles to floor, gas central heated radiator and upvc window to side elevation. Worktop with space for two undercounter appliances below.

### STAIRS AND LANDING

Carpeted flooring and providing access to four double bedrooms, bathroom and loft.

### BEDROOM 1

11' 10" x 9' 7" (3.620m x 2.927m) Carpeted flooring, gas central heated radiator and upvc double glazed window to rear elevation.

### ENSUITE

4' 7" x 6' 0" (1.409m x 1.844m) Tiles to floor, gas central heated towel rail, and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of enclosed shower cubicle, wash hand basin and low level wc.

### BEDROOM 2

11' 7" x 8' 7" (3.533m x 2.629m) Carpeted flooring, gas central heated radiator and upvc double glazed window to front elevation.

### BEDROOM 3

7' 7" x 12' 9" (2.317m x 3.905m) Carpeted flooring, gas central heated radiator and upvc double glazed window to front elevation.

### BEDROOM 4

7' 11" x 10' 10" (2.414m x 3.320m) Carpeted flooring, gas central heated radiator and upvc double glazed window to rear elevation.

### BATHROOM

8' 5" x 8' 8" (2.573m x 2.655m) Vinyl laminate tiles to floor, heated towel rail, extractor fan and upvc frosted window to front elevation. Tiled walls with four piece suite comprising of shower cubicle, large corner bath, wash hand basin and low level wc. Access to airing cupboard over stairs.

### OUTSIDE

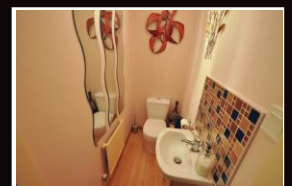
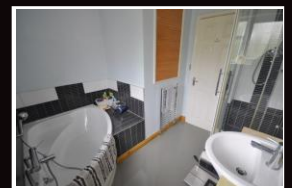
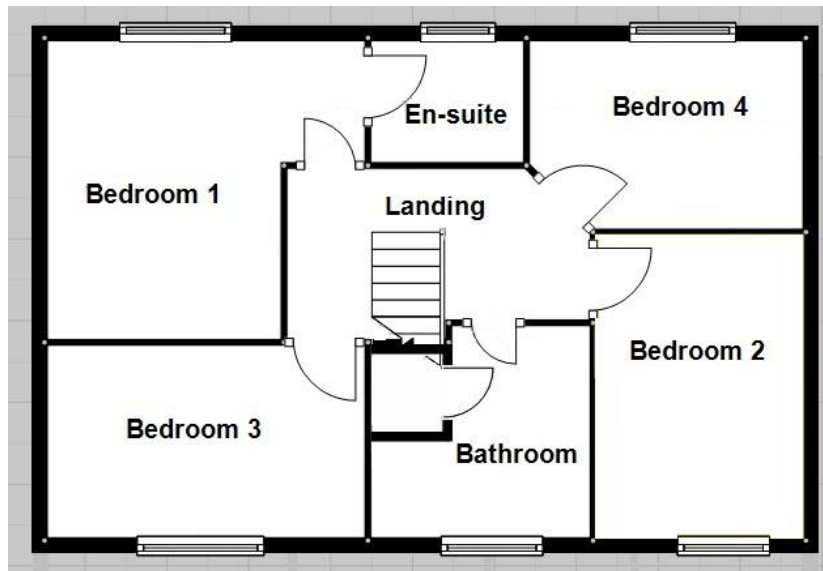
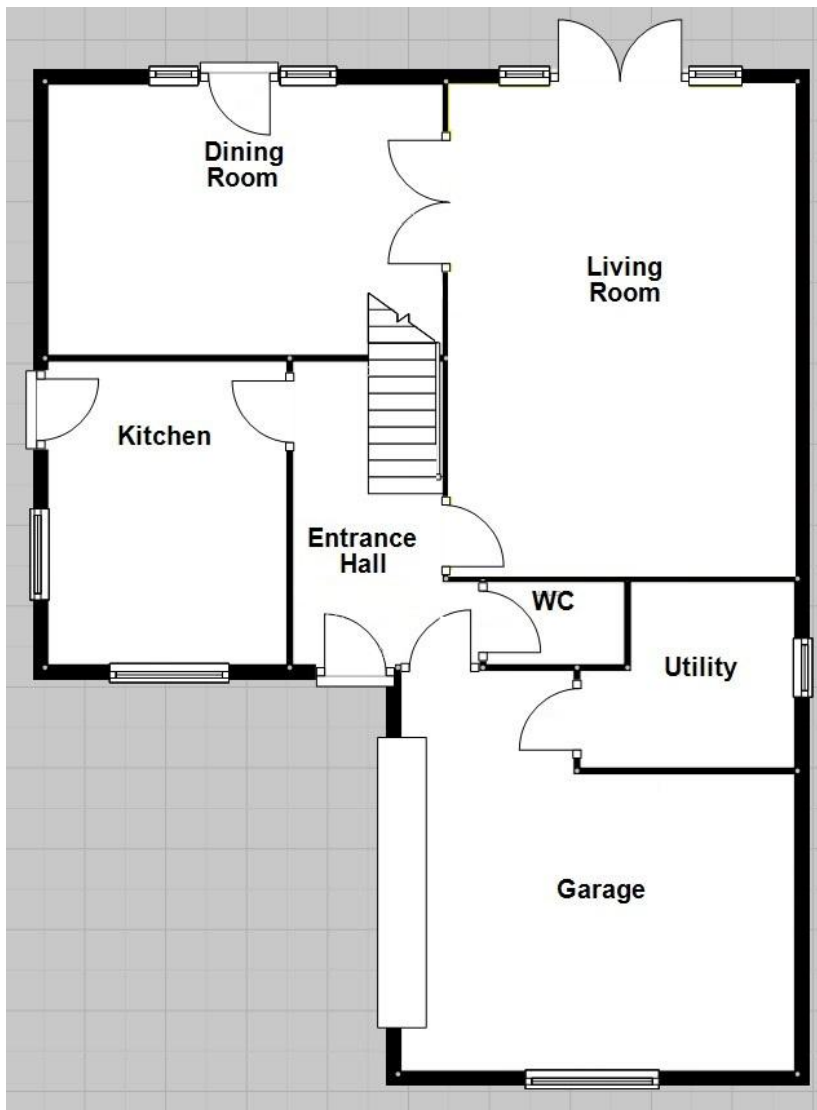
To the front is a large driveway with space for four cars and access to large garage. To the rear is enclosed low maintenance, south facing garden with outside tap, lawn and patio. There is access via side gate or patio doors.

### DISCLAIMER

Council tax band E.

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.





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