



Octavia Close, Chellaston, Derby, DE73 5AU
£399,950
Freehold



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Acquire Sales and Lettings are pleased to present this sought after, four bed detached house on the popular Royal Glen Park Estate, Chellaston. It is nestled on a quiet cul de sac and in the catchment area for Homefields Primary School and Chellaston Academy Secondary school. The property briefly comprises of welcoming entrance hallway giving access to living room, dining room, secondary living room, W/C and extended kitchen with utility off. To the first floor there are four bedrooms with ensuite to master, family shower room and access to loft. Externally to the property you find an enclosed garden to the rear and driveway to the front. The property benefits from gas central heating with boiler under warranty and upvc double glazing throughout.



ENTRANCE HALL

Vinyl laminate tiled flooring and gas central heated radiator. This welcoming hallway with feature wooden staircase offers access to the first floor with storage underneath, two living rooms, WC and kitchen.

BAY FRONTED LIVING ROOM

15' 9" x 11' 5" (4.812m x 3.496m) Vinyl laminate tiles to floor, two gas central heated radiators, feature electric fireplace and upvc double glazed bay window to front elevation.

DINING ROOM

10' 5" x 9' 10" (3.190m x 3.006m) Vinyl laminate tiles to floor, gas central heated radiator and upvc double glazed patio doors leading to garden.

SECONDARY LIVING ROOM

15' 7" x 7' 7" (4.759m x 2.331m) Wooden laminate to floor, gas central heated radiator and upvc double glazed window to front elevation.

KITCHEN

10' 4" x 15' 11" (3.153m x 4.861m) Tiled flooring, gas central heated radiator and upvc double glazed window and patio doors to rear garden. The kitchen comprises a range of wall and base units with worktop and sink. There is integrated undercounter fridge and freezer and fitted electric oven and gas hob with extractor above.

DOWNSTAIRS WC

5' 8" x 2' 9" (1.741m x 0.849m) Vinyl laminate tiled flooring and gas central heated radiator. Two piece suite comprising of low level wc and wash hand basin.

UTILITY ROOM

5' 7" x 4' 8" (1.723m x 1.433m) Vinyl laminate tiles to floor, gas central heated radiator and upvc window to side elevation. Worktop with space for two undercounter appliances below. Combi boiler with 5 year warranty left.

STAIRS AND LANDING

Carpeted flooring, gas central heated radiator and upvc double glazed window to side elevation. Access to four bedrooms, bathroom and loft.

BEDROOM 1

14' 6" x 11' 6" (4.440m x 3.519m) Wooden laminate flooring, gas central heated radiator, range of fitted wardrobes and upvc double glazed window to front elevation.

BEDROOM 2

11' 9" x 10' 11" (3.599m x 3.347m) Wooden laminate flooring, gas central heated radiator, range of fitted wardrobes and upvc double glazed window to rear elevation.

BEDROOM 3

9' 6" x 7' 11" (2.897m x 2.433m) Wooden laminate flooring, gas central heated radiator and upvc double glazed window to front elevation.

BEDROOM 4

7' 8" x 8' 0" (2.338m x 2.445m) Wooden laminate flooring, gas central heated radiator and upvc double glazed window to rear elevation.

BATHROOM

7' 7" x 6' 5" (2.331m x 1.971m) Tiles to floor, gas central heated radiator, and upvc frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower, wash hand basin and low level wc.

OUTSIDE

To the front is a lawn with well sized driveway. To the rear is enclosed low maintenance 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	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.