ON HOLD



Chapple Lane, Chellaston, Derby Offers In Region Of £340,000



Chapple Lane, Chellaston, Derby

- Double fronted detached bungalow
- Two/three bedrooms
- Modern kitchen
- Spacious conservatory
- Cul de sac location

SUPERBLY PRESENTED DOUBLE FRONTED DETACHED BUNGALOW -POSITIONED IN A QUIET CUL DE SAC LOCATION - CLOSE TO LOCAL AMENITIES IN CHELLASTON. With large conservatory, flexible

ENTRANCE HALL

LOUNGE 18' 11" x 11' 11" (5.78m x 3.64m) Upvc double glazed bay window to the front elevation, stone feature fire surround, gas fire and central heating radiator.

KITCHEN 11' 10" x 10' 4" (3.61m x 3.17m) With a range of units at eye and base level providing work surface storage and appliance space, Zanussi four ring induction hob, integrated Zanussi electric cooker, plumbing for washing machine and space for free standing fridge freezer. Stable style door leading to the side porch.

BEDROOM ONE 12' 10" x 11' 11" (3.93m x 3.64m) With







double glazed window to the front elevation, central heating radiator.

BEDROOM TWO 12' 3" x 9' 10" (3.74m x 3.01m) With double glazed window to the rear elevation, central heating radiator.

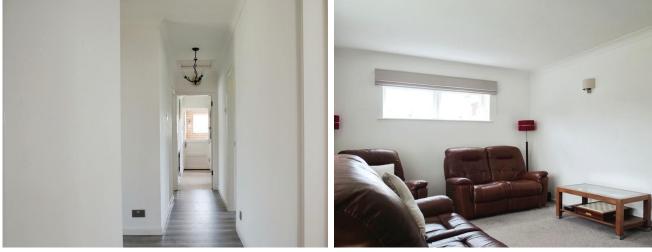
BEDROOM THREE/ SECOND RECEPTION ROOM 8' 7" x 8' 5" (2.62m x 2.58m) Double glazed window to the side elevation, doors opening into the conservatory, central heating radiator.

CONSERVATORY 17' 6" x 11' 5" (5.35m x 3.50m) A spacious conservatory offering versatile accommodation that can be used as a dining room, home office, sitting area or alike. Doors opening to the enclosed rear garden,.

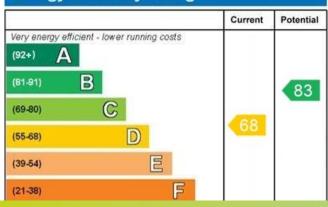
PORCH A useful storage area that can be accessed from the side door, kitchen and rear garden.

OUTSIDE To the rear of the property is a private garden laid mainly to lawn, with mature plants and shrubs. To the front of the property is a low maintenance foregarden and a detached garage with a roller door. The garage also benefits from light and power.





Energy Efficiency Rating



Martin & Co Derby

15 St James Street • • Derby • DE1 1RF T: 01332 650068 • E: derby@martinco.com

01332 650068





Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

