



Linacres Drive  
Chellaston, Derby DE73 6XH

**£259,995 Freehold**

A 1986 BARRATT HOMES CONSTRUCTED  
THREE BEDROOM DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN 1986 THIS BARRATT HOMES BUILT THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS QUIET NOW ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby, ground floor WC, box bay fronted living room, dining room, kitchen and utility room. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from a recently installed combination boiler, replacement uPVC windows and front door, whilst also benefitting from off-street parking, garage and an enclosed private sunny aspect rear garden.

The property offers easy access to the nearby Chellaston Junior School and Chellaston Academy, whilst also offering easy access to the nearby high street amenities, as well as Tesco Express, Lidl and Aldi superstores.

There is also easy access to ample outdoor space, as well as a local green (ideal for dog walking) and a children's play area. For those needing to commute, there are great transport links nearby such as the A52 and A60, M1 and Derby train station.

We believe the property will make an ideal first time buy or family home and highly recommend an internal viewing.



### ENTRANCE HALL

5'10" x 3'1" (1.80 x 0.94)

Recently installed composite and double glazed front entrance door, radiator, laminate flooring, doors through to the living room and ground floor WC.

### GROUND FLOOR WC

5'0" x 3'0" (1.54 x 0.92)

Two piece suite comprising low flush WC and wash hand basin with tiled splashbacks. uPVC double glazed window to the front, radiator, laminate flooring (matching the hallway).

### LIVING ROOM

17'5" x 15'10" (5.31 x 4.85)

Walk-in double glazed box bay window to the front (with fitted shutters), radiator, staircase rising to the first floor with decorative wood spindle balustrade, media points, inset decorative shelving, brick and tile fireplace, archway opening through to the dining room, door to kitchen.

### DINING ROOM

10'9" x 7'4" (3.30 x 2.25)

uPVC double glazed French doors opening out to the rear garden patio, radiator.

### KITCHEN

10'4" x 8'0" (3.17 x 2.46)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for overhanging breakfast bar for two stools, space for under-counter kitchen appliance, double glazed window to the rear (with fitted roller blind), laminate-style vinyl flooring, useful understairs storage space, opening through to the utility room.

### UTILITY ROOM

8'3" x 8'0" (2.54 x 2.45)

Fitted base storage cupboard with roll top work surfaces incorporating an additional one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Plumbing for washing machine and space for further under-counter kitchen appliance, radiator, laminate-style flooring, double glazed window to the rear, Georgian-style panel and glazed door leading to outside. Personal access door into the garage.

### FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade, doors to all bedrooms and shower room, loft access point to an insulated loft space.

### BEDROOM ONE

12'8" x 9'4" (3.87 x 2.86)

Double glazed window to the front (with fitted blinds), radiator.

### BEDROOM TWO

11'2" x 9'6" (3.41 x 2.90)

Double glazed window to the rear (with fitted blinds), radiator, fitted wardrobes, drawers and overhead storage cupboard to one wall.

### BEDROOM THREE

7'10" x 7'10" (2.41 x 2.41)

Double glazed window to the front (with fitted blinds), radiator, useful overstairs fitted storage cupboard.

### SHOWER ROOM

6'11" x 6'11" (2.13 x 2.13)

Three piece suite comprising tiled shower cubicle with 'Triton' electric shower, glass screen and glass sliding doors, hidden cistern low flush WC, wash hand basin with tiled splashbacks. Double glazed window to the rear, ladder towel radiator, wall mounted bathroom light.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking which in turn leads to the garage. Front garden lawn, pathway leading to the front entrance door, pedestrian access leading down the side of the property to the rear.

### TO THE REAR

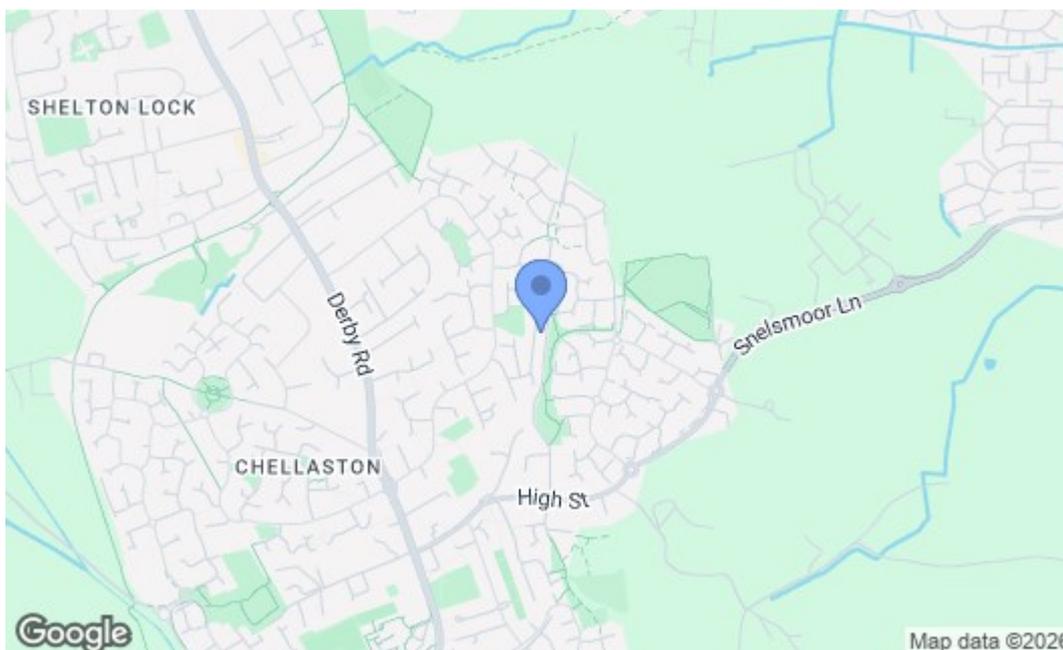
The rear garden enjoys a sunny aspect in a private, non-overlooked position being enclosed by timber fencing to all boundaries with concrete posts and gravel boards. The garden benefits from a hexagonal shaped central garden lawn with paved patio all the way around, offering ample places to sit and enjoy the sun throughout the day. Gated pedestrian access leading to the front, external water tap and lighting point.

### GARAGE

16'6" x 7'10" (5.05 x 2.39)

Up and over door to the front, personal access to the rear leading back through to the utility room, power and lighting points, wall mounted electrical consumer box, wall mounted (recently installed) gas fired combination boiler for central heating and hot water purposes.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.