



Fellow Lands Way,  
Chellaston, Derby  
DE73 6WE

**£445,000 Freehold**





AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market a property that is just five years old, originally built by Wimpey Homes and is The Laughton design. The property is situated within walking distance of Challaston Park and is in the catchment of Challaston Academy. Offering spacious accommodation throughout, the light and airy property is ready for its next family to move into. A particular feature is the breakfast kitchen facing onto the garden and having velux windows to the ceilings offering lots of light with the property being south facing. Having fantastic road network links such as the A50 and recently constructed Enterprise Way linking to Rolls Royce, an internal viewing is a must to fully appreciate all the accommodation has to offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a spacious entrance hall, ground floor w.c., lounge/dining room with dual aspect having windows to the front and rear, a separate study/play room and a large breakfast kitchen with fitted appliances and separate utility room. To the first floor there are four good size bedrooms, the master with an en-suite shower room and the family bathroom. The property is set back from the road having a driveway down the side leading to the garage. To the rear there is a privately enclosed rear garden

Chellaston is an established suburb of Derby well known for its local schools which include the well regarded Chellaston Academy, there is a healthcare centre within close proximity, various local shops and larger supermarkets can be found at Chellaston, there are walks in the nearby South Derbyshire countryside around Melbourne, Ticknall as well as Caulke Abbey and Staunton Harold Reservoir and the excellent transport links provide access to East Midlands towns and cities and other parts of the county which include the A50 which connects to J24 of the M1 and the A42, East Midlands Airport as well as stations at East Midlands Parkway and Derby.



### Entrance Hall

Front entrance door and window, tiled floor, radiator, stairs to the first floor with a door to the understairs storage cupboard, telephone point and door to:

### Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, tiled floor and a radiator.

### Study/Play Room

10'3 x 9'5 approx (3.12m x 2.87m approx)

UPVC double glazed window to the front and a radiator.

### Lounge/Dining Room

23'7 x 11'2 approx (7.19m x 3.40m approx)

UPVC double glazed windows to the front and rear having a dual aspect, radiator and TV and telephone points.

### Breakfast Kitchen

15'4 x 11'11 approx (4.67m x 3.63m approx)

White high gloss wall, base and drawer units with silver handles, roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, splashbacks, integrated Zanussi double oven, gas hob and extractor hood over, built-in dishwasher, breakfast bar with drawers, cupboards and a wine rack under, tiled floor, radiator, UPVC double glazed windows to the side and rear, French doors to the rear, two Velux windows and door to:

### Utility Room

Wall and base units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, splashbacks, plumbing for an automatic washing machine, space for a tumble dryer, gas central heating boiler, tiled floor and rear exit door.

### First Floor Landing

Access to the loft, door to airing/storage cupboard housing the water tank and doors to:

### Bedroom 1

13'2 x 11'4 approx (4.01m x 3.45m approx)

UPVC double glazed window to the front, radiator and door to:

### En-Suite

Walk-in shower cubicle with shower from the mains, having a glass sliding protective screen, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, tiled floor, radiator, extractor fan and UPVC double glazed window to the front.

### Bedroom 2

13'8 x 10'4 approx (4.17m x 3.15m approx)

UPVC double glazed window to the front, radiator and built-in wardrobes.

### Bedroom 3

12'1 x 10'9 approx (3.68m x 3.28m approx)

UPVC double glazed window to the rear and a radiator.

### Bedroom 4

9'10 x 9'8 approx (3.00m x 2.95m approx)

Built-in wardrobes with mirror doors having shelving, built-in dressing table with drawers, UPVC double glazed window to the rear and a radiator.

### Bathroom

Comprising of a three piece suite with a panelled bath having a shower from the mains, low flush w.c., sink with vanity cupboard under, tiled walls and splashbacks, tiled floor, radiator, extractor fan and UPVC double glazed window to the rear.

### Outside

The front of the property is set back from the road and has a path to the front entrance door, lawn wither side and sleeper borders with grey slate chippings. To the side there is a tarmac driveway offering parking for at least two cars and leading to the garage. There is a gate leading to the rear garden which is privately enclosed with fenced boundaries having a grey Indian Sandstone patio area to the immediate rear of the property and leading onto the lawn. To the right there is a decked area perfect for seating and the garden is South facing. There are power points and an outside tap.

### Garage

Single garage with an up and over door, light and power.

### Council Tax

Derby Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps Superfast 65mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

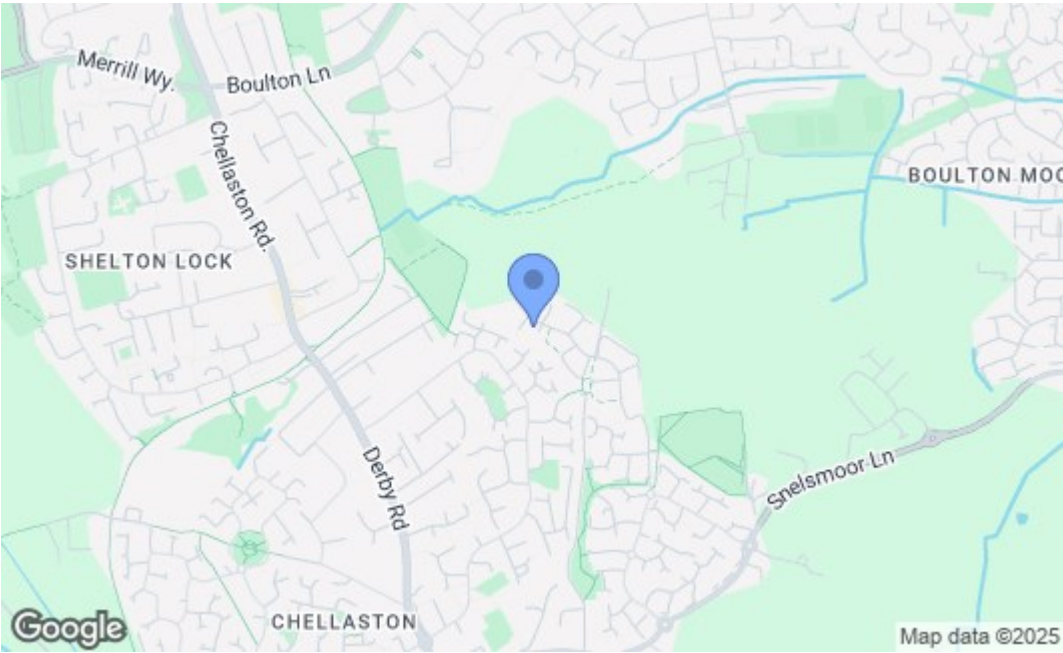
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
England & Wales 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.