



Derby Road, Chellaston, DE73 6RH

 4  3  2

Freehold

£335,000

 4  3  2

Key Features

- Four Bedroomed Detached Family Home
- Generous Lounge
- L-Shaped Living/Kitchen/Diner With Adjoining Utility Room
- Ground Floor Bedroom Four
- Bedroom Two With En Suite Shower Room
- Off Road Parking | Landscaped Rear Garden
- EPC rating D





Introducing this Spectacular Four-Bedroom Detached Family Home, nestled in an idyllic location just a small drive away from the city centre of Derby! This is your opportunity to embrace a harmonious blend of urban convenience and suburban tranquility. Take a Look inside and you will find: a generous lounge, L-shaped living/kitchen/diner, utility room, ground floor shower room and ground floor bedroom four. First floor: three good sized bedrooms, bedroom two with an en suite shower room and a four piece family bathroom. Outside there is off road parking with a front lawned garden and a landscaped rear garden. To book a viewing on this wonderful home please call us today!

THE LOCATION

Chellaston is a bustling suburb of Derby City and has an excellent range of local amenities including two mini supermarkets, chemist, take away restaurants, florist, a hotel and several pubs. Schooling includes both primary and secondary and the reputable Chellaston Academy. Approximately ten-fifteen minutes drive away is the city life of Derby where an abundance of entertainment can be found: the Derbion Centre offers over 100 shops, including some of the country's largest retailer's flagship stores. Away from the high street, designer boutiques and restaurants can be found in the fashionable area of both Sadler Gate and Friar Gate.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With an oak floor, a radiator, smoke detector, an understairs storage cupboard, stairs to the first floor accommodation and doors to the lounge, living/kitchen/diner and ground floor bedroom four.

GENEROUS LOUNGE

5.08m x 3.30m

The focal point of this room is the cast iron open fire set on a black marble hearth with a timber fire surround. A TV aerial point, radiator, smoke detector and a three UPVC double glazed front and side windows.

L-SHAPED LIVING/KITCHEN/DINER

6.04m x 4.86m

Fitted with a range of oak base and drawer units with matching wall cupboards, rolled edge worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a five ring gas hob and an extractor hood overhead. A part tiled/oak wood floor, two radiators, two smoke detectors, a door to the utility room, double glazed sliding doors to the rear garden and a UPVC double glazed rear window.

ADJOINING UTILITY ROOM

2.99m x 1.95m

Fitted with base and drawer units, rolled edge worktops, an inset sink and drainer with a mixer tap over. Space and plumbing for two appliances, a tiled floor, wall mounted boiler, a radiator, doors to the ground floor shower room and rear garden and a UPVC double glazed rear window.

GROUND FLOOR SHOWER ROOM

2.89m x 1.14m

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A chrome ladder towel rail, tiled flooring and an extractor fan.

GROUND FLOOR BEDROOM FOUR

3.17m x 3.17m

A good sized fourth bedroom with ample space for furniture, a radiator and a UPVC double glazed front window.

FIRST FLOOR ACCOMMODATION

LANDING

With a loft access hatch, a smoke detector and doors to the bedrooms and bathroom.

BEDROOM ONE

5.23m x 3.30m

This generous room has lots of space for bedroom furniture, two radiators and dual aspect UPVC double glazed windows to the front and rear.

BEDROOM TWO

3.20m x 2.92m

Another good sized bedroom with space for furniture, a radiator, a door to the en suite shower room and a UPVC double glazed front window.

EN SUITE SHOWER ROOM

3.10m x 0.89m

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A tiled floor, chrome ladder towel rail, an extractor fan and a UPVC double glazed opaque rear window.

BEDROOM THREE

2.36m x 1.78m

Having a radiator and a UPVC double glazed front window.

STYLISH FOUR BATHROOM

2.66m x 1.60m

A four piece suite comprising: a bath, a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, a tiled floor, tiled walls, an extractor fan and a two UPVC double glazed opaque rear windows.

OUTSIDE

FRONT ELEVATION

There is off road parking on the tarmac drive for at least three cars with a steps leading up to the front door and lawned front garden.

LANDSCAPED REAR GARDEN

The garden is mainly laid to lawn with a paved patio seating area. There are also decorative borders stocked full of mature plants and shrubs, and a workshop/store room.

AND FINALLY...

COUNCIL TAX BAND

The property is believed to be in council tax band: D

HOW TO GET THERE

Postcode for sat navs: DE73 6RH

PLEASE NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Floorplan



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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