

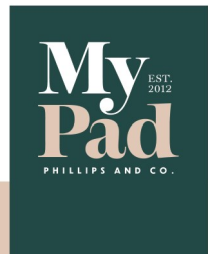
# 3 Bed House - Detached

Price £325,000

 Chellaston Road, Shelton Lock, Derby, DE24 9DZ



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# 3 Bed House - Detached

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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Occupying a substantial plot of approximately 1/5th of an acre and situated in this highly regarded locality is this sizeable traditional detached family home of immense charm and character, offering further potential to improve / extend (subject to local authority planning consents). A full inspection will reveal a well cared for house benefiting from gas central heating together with UPVC double glazing. In brief; entrance porch, reception hall, lounge / dining room, conservatory, kitchen and snug. To the first floor a landing leads to three bedrooms and bathroom with white suite. Outside is a large driveway and forecourt offering ample car parking space, with double gates leading to a detached concrete sectional garage and established garden. Freehold. Energy rating D. Council tax band D.

## Entrance Porch

Having UPVC double glazed entrance door, UPVC double glazed window to front aspect and feature internal door leading to the:-

## Reception Hall



Having original quarry tiled floor, picture rail, coving to ceiling, two understairs storage cupboards, radiator, two feature stain and leaded light UPVC double glazed windows and dog legged staircase to first floor.

## Lounge / Dining Room 26'3" x 11'0" maximum (8.01 x 3.36 maximum)



Having exposed brick fire surround, gas fire, laminated wood effect floor, two radiators, two wall light points, UPVC double glazed curved bay window to front aspect and double glazed sliding patio doors to conservatory.



## Inner Lobby

With guests cloak room/wc, having low flush wc and UPVC double glazed window to rear aspect.

## Conservatory 10'5" x 6'11" maximum (3.2 x 2.12 maximum)



Having UPVC double glazed windows and French door to rear garden.

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## Kitchen 11'7" x 8'1" (3.54 x 2.48)



Having a range of birch effect fitted wall and base cupboards, laminated working surfaces, inset four burner gas hob with electric oven and grill, canopy extractor hood with down lighter, space and plumbing for automatic washing machine and dish washer, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, UPVC double glazed windows to side and rear aspects and UPVC opaque double glazed door to rear garden.

## Snug 12'4" x 13'5" (3.77 x 4.09)



Having an exposed brick fire surround with a recessed working open fire on a raised tiled hearth, television connection point, large full height recessed storage cupboard, radiator, UPVC double glazed square bay window to side aspect.



## First Floor Landing

With UPVC double glazed window to side aspect.

## Principal Bedroom 17'5" x 10'4" (5.32 x 3.15)



Having laminated wood effect floor, radiator and UPVC double glazed windows to side and rear aspects.



## Second Bedroom 11'11" x 11'2" (3.64 x 3.41)



Having built in bedroom furniture, radiator and UPVC double glazed window to rear aspect.

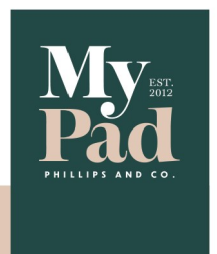


## Bedroom Three 12'9" x 9'4" (3.89 x 2.85)



Having laminate wood effect floor, radiator and UPVC double glazed window to front aspect.

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## Outside



## Bathroom



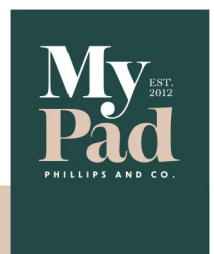
The property stands in 1/5 of an acre of mature gardens with a large driveway and fore court offering car parking for 10 plus cars, with a brick store integral to the property. Double gates lead to further car/caravan/motorhome standing space. This in turn leads to the detached concrete sectional garage having twin up and over doors and supplied with power and light. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with deep filled maure shrubbed borders and trees, ornamental pond and garden lighting.



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep double ended panelled bath with shower over, glass shower screen, tiled walls, bulk head airing cupboard (housing the combination gas boiler), radiator and UPVC opaque double glazed window to front aspect.



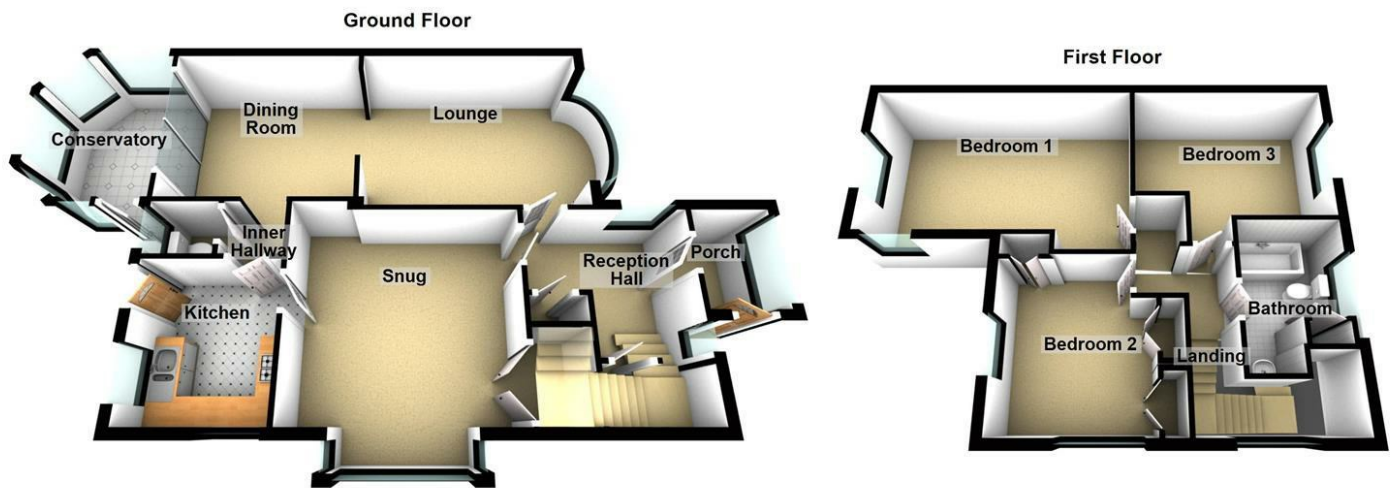
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	
B	67		
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

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