

4 Bed House - Semi-Detached

Price £320,000

 Glenwood Road, Chellaston, Derby, DE73 6UB



www.mypadsales.co.uk

01332 40 25 25

My EST. 2012
Pad
PHILLIPS AND CO.

4 Bed House - Semi-Detached

£320,000

 Glenwood Road, Chellaston, Derby, DE73 6UB

A quite superb traditional semi detached family home having been the subject of a comprehensive upgrade and extension programme to provide substantial family accommodation which must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Sited within the Chellaston Academy catchment on a tree lined avenue, this delightful gas centrally heated and UPVC double glazed house briefly comprises; Reception hall, guest's cloakroom / Wc, dining room, bay fronted sitting room, well equipped breakfast kitchen with feature range cooker, utility room. On the first floor a landing leads to three bedrooms and main bathroom with a further landing leading to a superior principal bedroom suite with dressing room and shower room en-suite. Outside, the property stands on an extensive landscaped plot with car parking, detached garage and established gardens. The property is sold freehold. Council tax band B. Energy rating C.

Reception Hall



Accessed via a double glazed entrance door with laminate flooring, a radiator, stairs rising to the first floor and a double glazed side window. Doors leading off.

flooring, a radiator, double glazed side window and under stairs storage space.

Dining Room 13'3" x 9'10" (4.05 x 3.01)



The dining area has laminate flooring, a radiator and sliding double doors opening to the breakfast kitchen. An archway leads to the;

Sitting Room 10'11" x 10'2" + bay (3.33 x 3.11 + bay)



Having a double glazed front bay window, feature fireplace housing a coal effect gas fire, radiator and laminate flooring.



Well Equipped Breakfast Kitchen 14'9" x 9'11" (4.50 x 3.03)



Superior extended kitchen/breakfast room with a sloping ceiling, double glazed French doors and a Velux roof light providing natural lighting. Fitted with a range of base and wall units including a breakfast bar and worktops. An inset one and a quarter sink and drainer with a mixer tap and tiled splashbacks. There is space for a range cooker with a fitted hood over, along with space for a fridge/freezer and an integral dishwasher. A designer radiator, double glazed rear window and opening to:



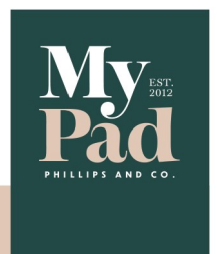
Guest's Cloakroom / Wc



Two piece suite comprising WC and wash hand basin. With tiled

www.mypadsales.co.uk

01332 40 25 25



4 Bed House - Semi-Detached

£320,000

 Glenwood Road, Chellaston, Derby, DE73 6UB



Utility Room 6'11" x 5'9" (2.11 x 1.77)



With fitted base and wall units and worktops. Space for a tumble dryer, plumbing for a washing machine, laminate flooring and a double glazed side window.

First Floor Landing

With a double glazed side window, stairs rising to the top floor and doors leading off.

Bedroom Two 13'4" x 10'2" (4.08 x 3.10)



Light and spacious bedroom with a radiator and double glazed rear window.

Bedroom Three 10'10" x 9'8" + bay (3.32 x 2.97 + bay)



Spacious double bedroom with a radiator and double glazed front bay window.

Bedroom Four 7'9" x 6'5" (2.37 x 1.97)



Currently used as a home office with a radiator and double glazed front window.

Main Bathroom 8'0" x 5'9" (2.45 x 1.77)



Three piece suite comprising bath with an electric shower over and screen, wash hand basin and WC. Tiled flooring and splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed side window.

Second Floor Landing

With ceiling spotlights, a double glazed side window and door to:

Principal Bedroom 16'6" x 12'11" x 12'4" (5.04 x 3.96 x 3.77)



Generous master bedroom with a Juliet style balcony and double glazed doors with side panels overlooking the rear garden. A radiator, ceiling spotlights and a walk in wardrobe with a sloping ceiling, spotlights and access to the eaves storage area.



www.mypadsales.co.uk

01332 40 25 25

My EST. 2012
Pad
PHILLIPS AND CO.

4 Bed House - Semi-Detached

£320,000

 Glenwood Road, Chellaston, Derby, DE73 6UB



Shower Room En-Suite

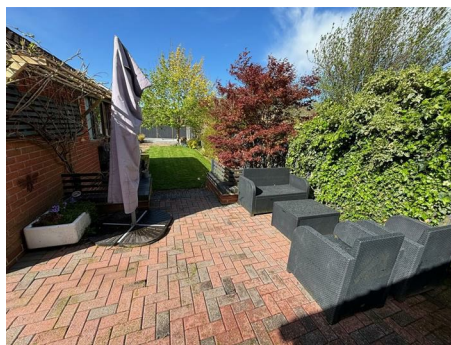


Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a heated towel rail, ceiling spotlights, an extractor vent, part sloping ceiling with a double glazed Velux roof light and access to the eaves storage area.

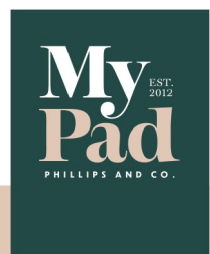
Outside



To the front of the property there is driveway parking for more than one car and gated side access to the rear garden leading to a large garage / workshop (measuring internally 7.35 x 2.75 max having an up and over door, electric light and power connected. Please note that vehicle access to the garage is possible for a small car or motorbike as the side access along the house is restricted). Delightful extensive rear lawn and patio garden with an outside tap and a further decked seating area to the rear. Fencing to the boundary.



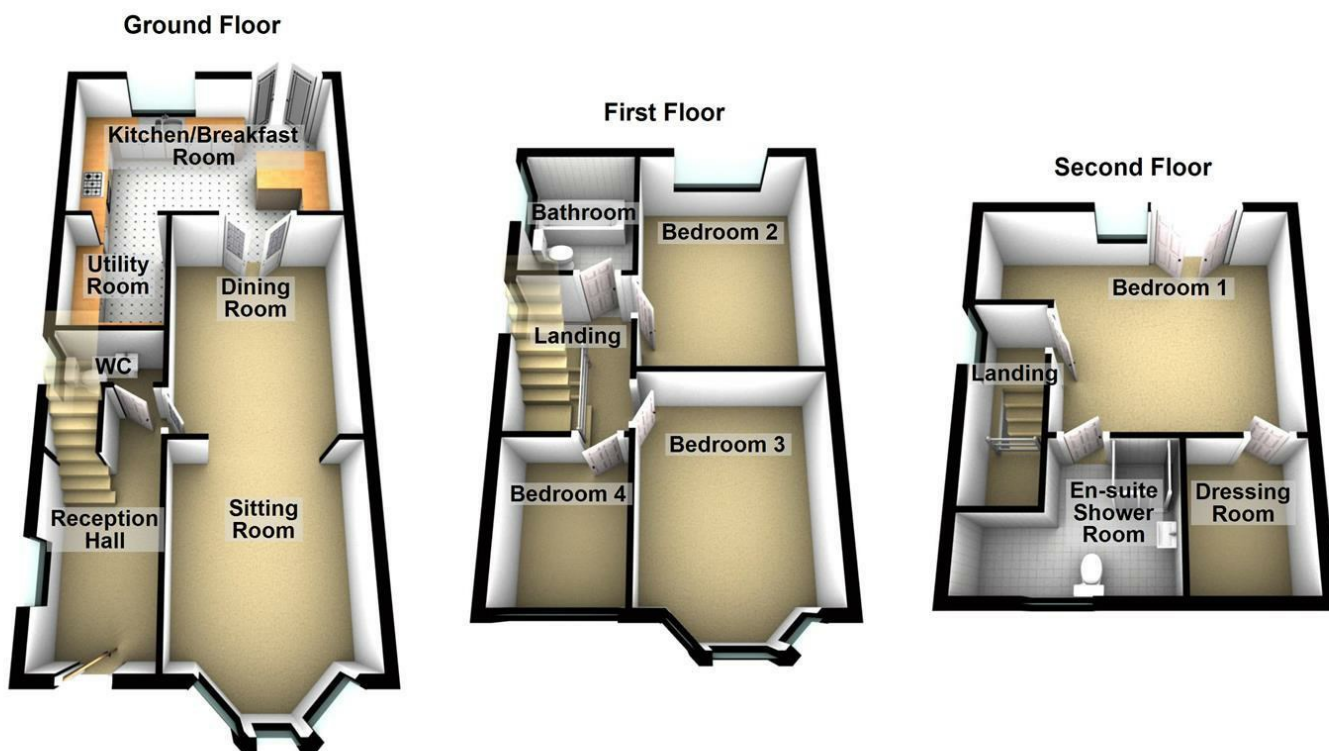
www.mypadsales.co.uk | 01332 40 25 25



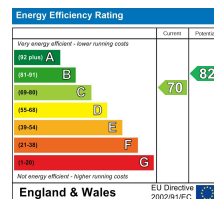
4 Bed House - Semi-Detached

£320,000

 Glenwood Road, Chellaston, Derby, DE73 6UB



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's



www.mypadsales.co.uk | 01332 40 25 25



4 Bed House - Semi-Detached

£320,000

 Glenwood Road, Chellaston, Derby, DE73 6UB

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.mypadsales.co.uk | 01332 40 25 25

My<sup>EST.
2012</sup>
Pad
PHILLIPS AND CO.