

# 4 Bed House - Semi-Detached

Price £295,000

📍 Athens Court, Chellaston, Derby, DE73 5BY



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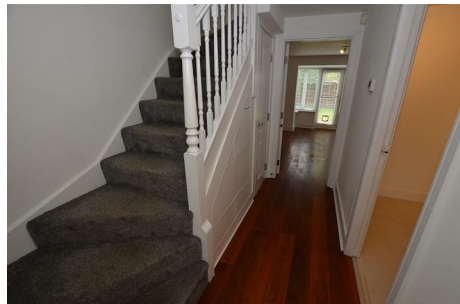
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IMMEDIATE POSSESSION - NO UPWARD CHAIN - Smart and stylish three storey modern mews home occupying a cul de sac position in this sought after village and sited within the renowned Chellaston Academy. Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; reception hall, guest's cloakroom / wc, well equipped dining kitchen, sitting room. On the first floor a landing leads to three bedrooms and main bathroom with white suite. On the second floor is a main bedroom suite with dressing area and shower room en-suite. Outside are established gardens, adjacent driveway and garage. The property is sold freehold. Council tax band D. Energy rating C.

## Entrance Hall



With entrance door and staircase to first floor.



## Guests Cloak Room/WC



Having white low flush wc and wash hand basin.

## Dining Kitchen 17'2 x 8'5 (5.23m x 2.57m)



Having a full range of matching fitted wall, base and drawer units with laminated working surfaces, inset sink top with side drainer, hot and cold mixer taps, integrated oven with four ring hob and extractor hood, space and plumbing for dish washer and washing machine, radiator and UPVC double glazed window to front aspect.



## Sitting Room 15'5 x 12'3 (4.70m x 3.73m)



With polished wooden floor, radiator, television and media connection points and UPVC double glazed French doors giving views and access over the rear garden.

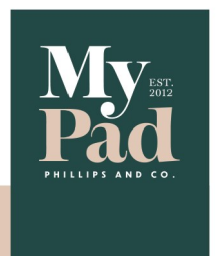


## First Floor Landing

With staircase to second floor and airing cupboard.

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## Second Bedroom 15'7 x 12'3 (4.75m x 3.73m)



Having radiator and UPVC double glazed window.

## Bedroom Four 7'11 x 7'8 (2.41m x 2.34m)



Having radiator and UPVC double glazed window.



## Dressing Room

Having built in wardrobes.



## Family Bathroom



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with tiled splash backs.

## Shower Room/En Suite



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and walk in shower cubicle.

## Bedroom Three 10'7 x 8'2 (3.23m x 2.49m)



Having radiator and UPVC double glazed window.

## Second Floor

## Bedroom One 13'2 x 11'6 (4.01m x 3.51m)



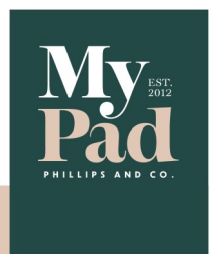
Having radiator and UPVC double glazed window.

## Outside



The property occupies a cul-de-sac position at this highly aspirational address, sited within the renowned Chellaston Academy catchment area. To the front is an open plan garden with an adjacent driveway leading to a single brick garage. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area.

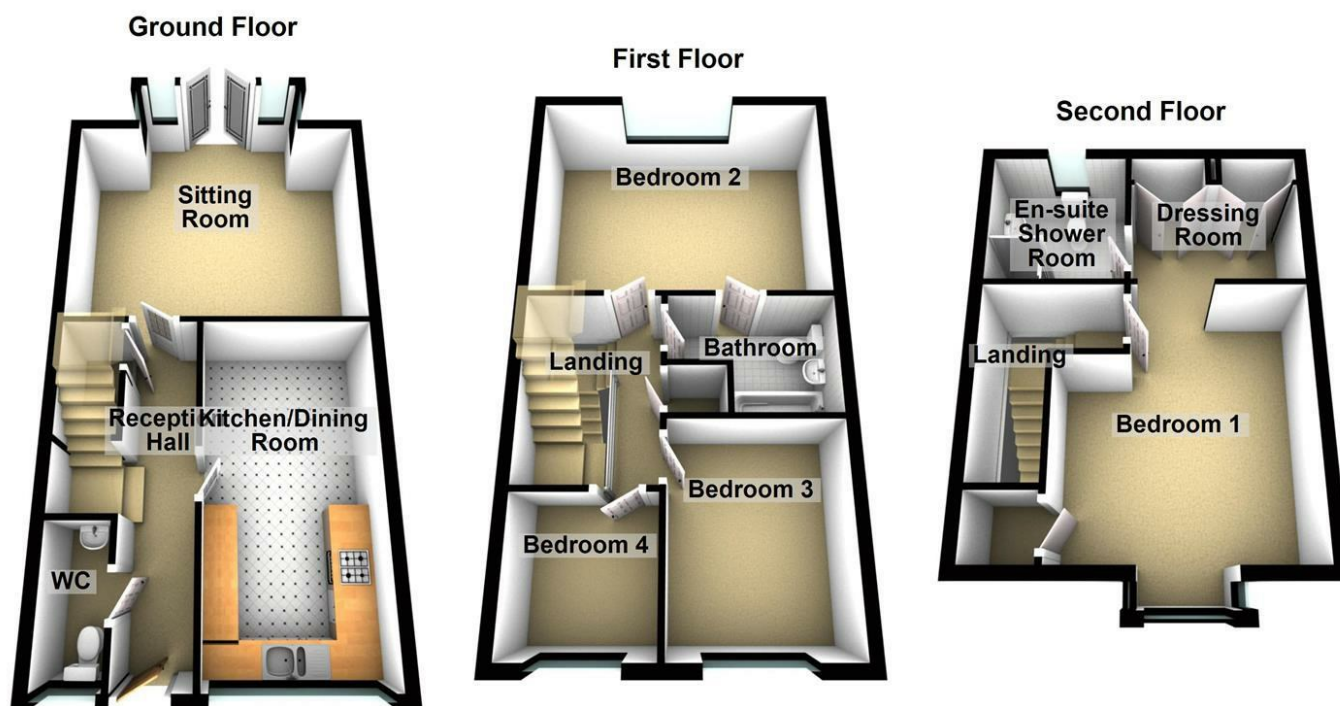
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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