

4 Bed House - Detached

Price £380,000

 Fellow Lands Way, Chellaston, Derby, DE73 6WE



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**Phillips
& Co.**
EST. 2012
BY PAD GROUP

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My Pad Phillips & Co are delighted to offer to the sales market this immaculate detached home situated on this highly desirable development in Chellaston. The accommodation in brief comprises: Entrance hall, lounge, dining room, family living dining kitchen, utility and w.c to the ground floor whilst to the first galleried landing there are three double and one good sized single, en-suite to the master and family bathroom. Outside; The property sits on a good sized plot overall with lawned garden at the front, good sized driveway to the side with caravan standing which leads to the garage. Secure gated access leads to the rear with paved patio areas, two decked areas and a shaped lawn with mature shrubs and trees which offer a degree of privacy. Internal viewing is essential to appreciate this beautiful home. The property is sold freehold. Council tax band E. Energy rating B.

Entrance Hallway



With double glazed entrance door to the front elevation, radiator, porcelain tiling to the floor, stairs leading up to the first floor landing, doors leading off to all of the ground floor accommodation.

Lounge 16'3" x 11'4" (4.95m x 3.45m)



This is a well proportioned room with double glazed window to the front elevation, radiator.



Dining Room-Study



Dual purpose room could also be used as an office for home working with double glazed window to the front elevation, radiator.

Family-Dining-Kitchen 19' x 12' (5.79m x 3.66m)



This is a sociable space for all of the family and friends to enjoy. The kitchen dining area comprises of a range of high gloss wall, base and drawer units, one and half bowl sink unit with mixer tap over, there are integrated appliances to include, double oven, hob with stainless steel splash backs and having an extractor hood above, fridge-freezer and a dishwasher, double glazed window overlooking the rear garden, laminate flooring, and to the family area there is a radiator porcelain tiling to the floor and double glazed french doors leading to the rear garden.



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Utility Room 5'9" x 5'1" (1.75m x 1.55m)



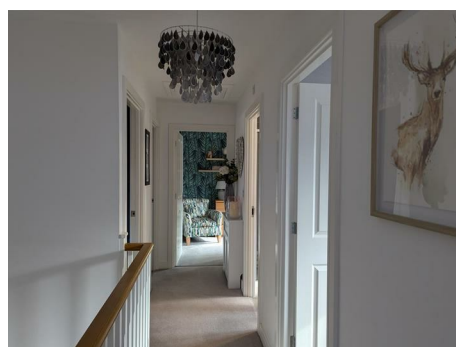
With a range of high gloss base units with working surfaces over, inset stainless steel sink with mixer tap over, integrated washer-drier, wall mounted gas boiler, tiling to the floor, double glazed entrance door leading to the rear garden door to the w.c.

Ground Floor W.C 5'9" x 4'2" (1.75m x 1.27m)



Comprising a two piece suite of low level w.c, pedestal wash hand basin, wall mounted extractor fan, tiling to the floor.

Galleried Landing



With access to the loft and a double glazed window to the side elevation.

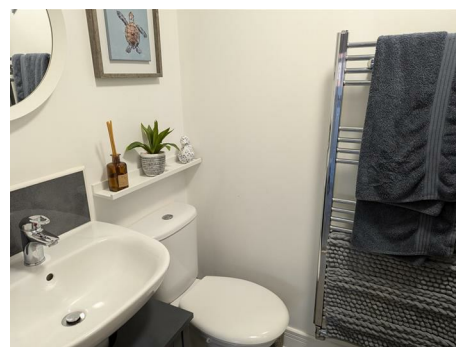
Principal Bedroom 15'9" x 11'4" (4.80m x 3.45m)



With triple wardrobes, double glazed window to the front elevation, radiator.



En-Suite Shower Room 7' x 7' (2.13m x 2.13m)



Comprising a three piece suite of low level w.c, pedestal wash hand basin, double walk-in shower with mains fed shower above, wall mounted extractor fan, chrome ladder towel rail.

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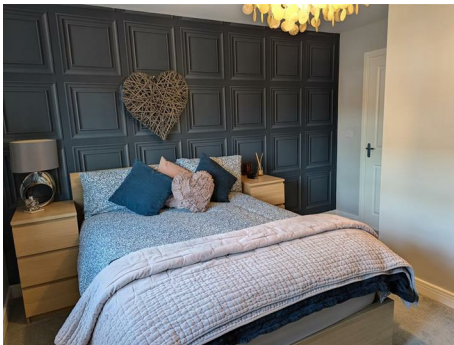
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Bedroom Two 13'6" x 12'3" reducing to 9'3" (4.11m x 3.73m reducing to 2.82m)



This another good sized double bedroom with double glazed window to the front elevation, radiator.



Bedroom Three 10'8" x 8'8" (3.25m x 2.64m)



Another double room with double glazed window to the rear elevation, radiator.

Bedroom Four 12' x 8' (3.66m x 2.44m)



This a small double room with double glazed window to the rear elevation, radiator.

Family Bathroom



Comprising a four piece suite of: Low level w.c, pedestal wash hand basin, panelled bath, shower enclose with a mains fed shower above, tiled splash backs, wall mounted extractor fan. double glazed window to the rear elevation, chrome ladder towel rail.

Outside



The property is situated on a good sized plot overall with lawned garden at the front, to the side of this there is a driveway with caravan standing, gated access leads to the secure garden at the rear with paved patio area, shaped lawn with mature shrubs and trees to offer a degree of privacy, there are two decked areas, one is for dining alfresco and the other one is nicely tucked away in the corner of the garden.

Garage measures 21'@ x 10' has light and power up and over door and a side access door.



Disclaimer

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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	94
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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