

2 Bed Bungalow - Detached

Price £300,000

 Chelwood Road, Chellaston, Derby, DE73 5SJ



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

2 Bed Bungalow - Detached

£300,000

 Chelwood Road, Chellaston, Derby, DE73 5SJ

IMMEDIATE POSSESSION - NO UPWARD CHAIN. A quite superb well cared for gas centrally heated and UPVC double glazed traditional detached bungalow occupying a delightful sizeable mature plot at this sought after address. A full inspection will reveal a high specification home briefly comprising; reception hall, sitting room offering views over the garden, well equipped kitchen, two double bedrooms and luxury well appointed shower room. Outside, the property occupies a landscaped plot with ample car parking, larger than average garage and rear garden with summerhouse. The property is sold freehold, energy rating D. Council tax band C.

Reception Hall



Having feature composite and opaque double glazed entrance door, radiator, access to roof space (having pull down loft ladder), laminated wood effect floor and recessed full height storage cupboard.



**Sitting Room 16'1" x 15'10"
maximum (4.92 x 4.85
maximum)**



The focal point of the room being the feature marble effect fire surround with matching hearth and back plate, recessed coal effect living flame fire, television and media connection points, radiator, UPVC double glazed window to side aspect and UPVC double glazed sliding patio doors giving views and access over the landscaped rear garden.



**Breakfast Kitchen 11'10" x
11'8" (3.61 x 3.58)**



Having a range of modern shaker style fitted wall, base and drawer units, inset black glass induction hob with electric fan assisted double oven and grill, concealed larder fridge, freezer and washing machine, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, UPVC double glazed window and UPVC double glazed door to rear garden.

2 Bed Bungalow - Detached

£300,000

 Chelwood Road, Chellaston, Derby, DE73 5SJ



**Bedroom Two 12'0" x 11'5"
(3.68 x 3.49)**



Having a range of built in furniture, radiator and UPVC double glazed window to front aspect.

Shower Room



Having modern contemporary white three piece suite comprising; concealed flush wc and wash hand basin recessed into a white high gloss vanity unit with ample storage and walk in wet area incorporating a Mira



Having a range of quality built in wardrobes, radiator and UPVC double glazed bay window to front aspect.

electric shower with frameless glass shower screen, complimentary melamine panelled walls with contrasting floor, white enamel heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a sizeable mature landscaped plot at this sought after residential address. To the front is a boundary wall leading to a tarmac fore court and driveway with raised shrubbed borders. The driveway offers ample car parking space and leads to the larger than average detached concrete sectional garage. The rear garden is professionally landscaped with lawned area, ornamental pond, feature summer house (enjoying power and light), timber potting shed and greenhouse.

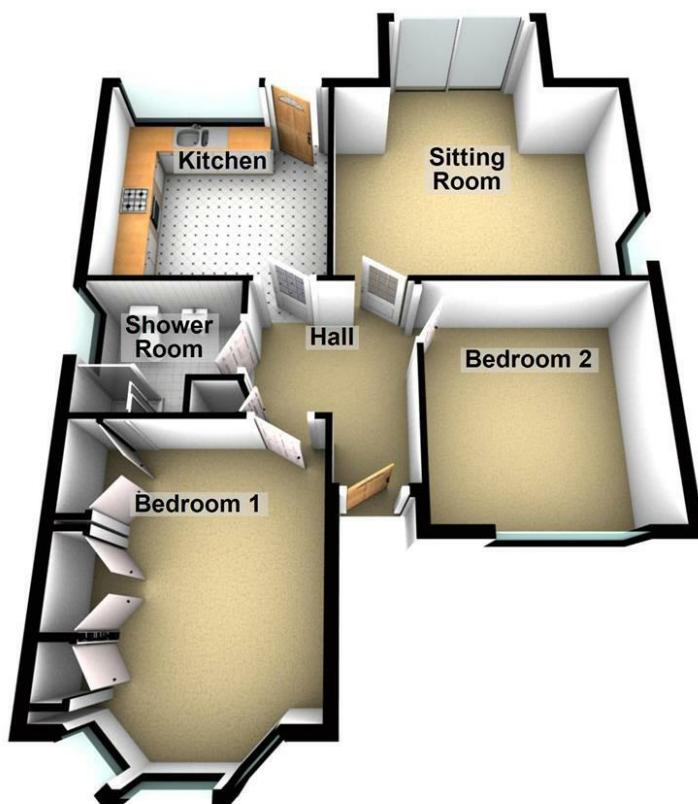


2 Bed Bungalow - Detached

£300,000

 Chelwood Road, Chellaston, Derby, DE73 5SJ

Ground Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
55-69	D		
38-54	E		
21-37	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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

