

3 Bed House - Detached

Price £259,950

 Chelwood Road, Chellaston, Derby, DE73 5SJ



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A delightful gas centrally heated and UPVC double glazed traditional detached family home situated in this highly sought after locality and standing on a sizeable mature well tended plot. This well cared for house offers immense potential to improve / extend (Subject to local authority planning consents) and briefly comprises; reception hall, sitting room, dining room, kitchen. On the first floor a landing leads to three bedrooms, separate Wc and bathroom. Outside is a driveway, garage and established gardens. The property is sold freehold. Council tax band C. Energy rating E.

Reception Hall



Having UPVC opaque double glazed entrance door, feature circular UPVC opaque double glazed window to side aspect, radiator, BT connection point, understairs storage cupboard and staircase to first floor.



Sitting Room 12'9" x 10'8" (3.90 x 3.26)



Having television connection point, wall mounted gas fire, two wall light points, radiator and UPVC double glazed bay window to front aspect.

Dining Room 12'6" x 10'7" (3.82 x 3.24)



Having a radiator and UPVC double glazed window to rear aspect.

Kitchen 12'5" x 5'6" (3.80 x 1.70)



Having a range of wall and base cupboards, space and plumbing for automatic washing machine, radiator, UPVC double glazed window and UPVC double glazed door to rear garden.

First Floor

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Landing



With access to roof space and UPVC opaque double glazed window to side aspect.

Bedroom One 13'2" x 10'10" (4.02 x 3.31)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect.

Bedroom Two 12'6" x 10'2" (3.82 x 3.10)



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

Bedroom Three 9'6" x 6'2" (2.92 x 1.90)

Having radiator and UPVC double glazed window to rear aspect.

Separate WC



Having low flush wc and UPVC opaque double glazed window to side aspect.

Shower Room



Having pedestal wash hand basin and walk in shower with glass shower screen, Triton electric shower, storage cupboard (housing the wall mounted combination gas boiler), radiator and UPVC opaque bay window to front aspect.

Outside



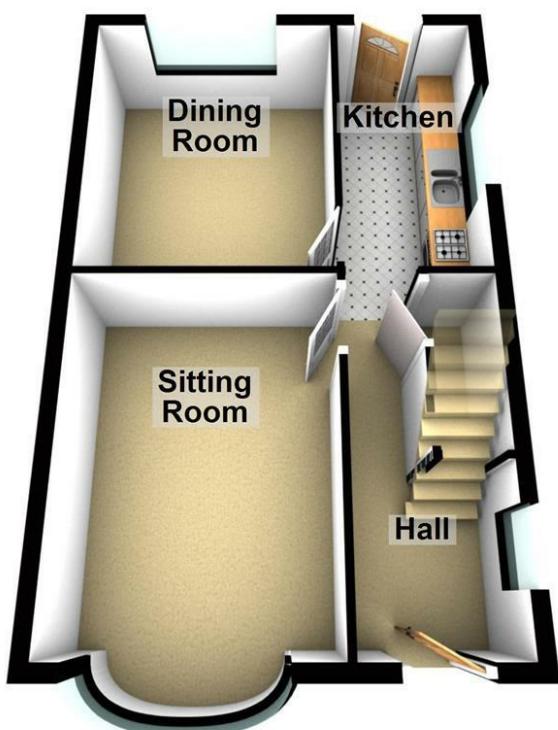
The property occupies a sizeable mature plot at this ever popular residential address. To the front is a brick boundary wall leading to a lawned fore garden with an adjacent concrete driveway, leading to a garage. The sizeable mature rear garden is laid to a shaped lawn with established shrubs and trees.

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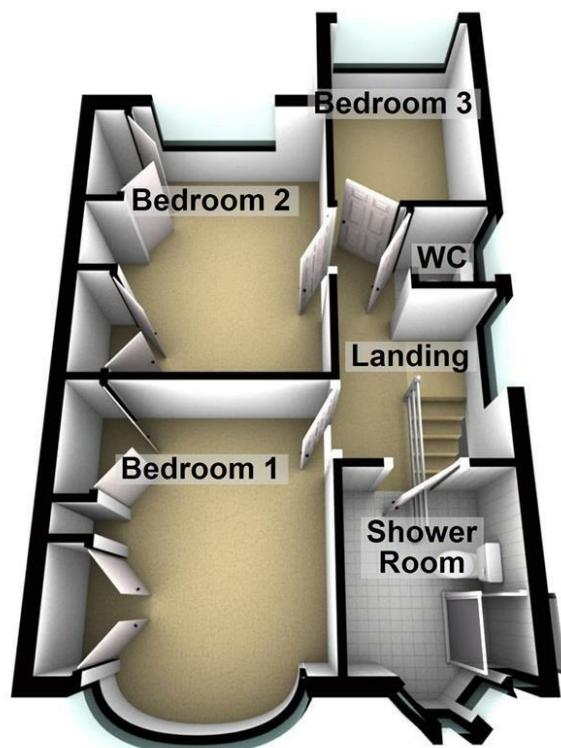
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Ground Floor



First Floor



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92 plus A	74
91-91	B
89-80	C
88-60	D
58-50	E
50-00	F
0-20	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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