



Chellaston Lane
Aston-On-Trent Derby



Property Description

A three bed traditional semi detached family home in highly desirable residential location with off road parking for two vehicles and well presented rear garden. The property has a gas fired central heating system and UPVC double glazing (where specified and briefly comprises to the ground floor:- Entrance hall, lounge, dining room, kitchen, garden room and shower room. To the first floor are three well proportioned bedrooms and bathroom/wetroom. The property is offered with full vacant possession/no chain. To view please call Ashley Adams on 01332 865568.

Entrance Hallway

Accessed via front hard wood panelled door with inset opaque glazed panel leading to a spacious entrance hallway with central heating radiator, stairs off to the first floor and useful understairs cupboard.

Lounge

13' 10" Max into chimney breast recess x 11' 4" (4.22m Max into chimney breast recess x 3.45m)

Having UPVC double glazed bow window to the front elevation and feature fireplace incorporating coal effect gas fire on a raised quarry tiled hearth, brick fireplace with timber mantel shelf over, wall finished with dado rail, central heating radiator and timber framed and glazed door to:-

Dining Room

13' 9" x 10' 8" (4.19m x 3.25m)

Having feature cast iron log burning stove on a raised granite hearth, central heating radiator with shelf over, beams to the ceiling and walls finished with dado rail, UPVC double glazed sliding patio doors to the rear garden room.

Garden Room

10' 2" x 10' 5" (3.10m x 3.17m)

Having UPVC double opening double glazed doors to the rear giving to the rear garden, fitted blinds, brick construction with slopping tiled roof with inset spot lights to the ceiling and UPVC double glazed windows to the rear and side elevations.

Wet Room

Having a none slip floor covering, walk-in shower with electric shower over, pedestal wash hand basin and low level W.C, chrome wall mounted heated towel rail, UPVC double glazed opaque pencil light window and fully tiled walls.

Kitchen

13' 8" x 5' 7" (4.17m x 1.70m)

Having a range of high gloss laminate base units with roll edge work surfaces over, inset single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, free standing Hot Point gas cooker, UPVC double glazed windows to the rear and side elevations, wall mounted cupboard housing electric meter, ceramic tiled flooring and central heating radiator.

First Floor Landing

Having built-in airing cupboard housing the combi boiler, loft access and UPVC double glazed opaque window to the side elevation.

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

Having UPVC double glazed window to the front elevation, central heating radiator, door to useful built-in cupboard and ceiling fan light.

Bedroom Two

10' 9" x 10' 2" (3.28m x 3.10m)

Having UPVC double glazed window to the rear giving aspect over the garden and central heating radiator

Bedroom Three

8' 8" x 8' 3" Max (2.64m x 2.51m Max)

Having over stairs cupboard,UPVC double glazed window to the front elevation and central heating radiator.

Wet Room

Having none slip flooring, walk-in shower cubicle with electric shower over, wash hand basin and W.C, central heating radiator and UPVC double glazed opaque window to the rear and side elevation.

Outside

To the front of the property is a paved driveway providing off road parking for two vehicle, lantern light, wide gate to the side and small brick wall with raised border inset with shrubs.

To the rear is a landscaped garden with shaped lawn flanked with borders, paved path, outside tap, timber summer house with light and power, timber shed, further section of the garden which is laid to lawn with borders, paved patio area and timber shed. The garden is enclosed with fencing and offers a degree of privacy.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold

EPC Rating: Awaited

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