



**Directions**

From the offices of Hannells in Chellaston turn right onto the High Street. At the traffic lights turn right onto Derby Road. At the roundabout turn right onto Maple Drive and continue for some time where the property can be located on the left hand side.



Viewings Strictly By Appointment Only



**View this property**

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

[www.hannells.co.uk](http://www.hannells.co.uk)  
[enquiries@hannells.co.uk](mailto:enquiries@hannells.co.uk)  
 Registered number: 4865503

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

111 Maple Drive, Chellaston, DE73 6RX | **O.I.R.O £179,950 Freehold**

**This well presented three bedroom detached home is ideally located in Chellaston and offers a spacious lounge diner, fitted kitchen, family bathroom, driveway, car port and good sized rear garden. Call now to arrange your viewing!**

- THREE BEDROOM DETACHED HOME
- SPACIOUS LOUNGE DINER
- FITTED KITCHEN AND BATHROOM
- DRIVEWAY, CAR PORT AND GOOD SIZED GARDEN
- EPC RATING D



Part of the Hannells Group, winners of an International Property Award 2014 - 2015  
 Derby Telegraph Business Awards Finalists 2014



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

## Our View

Hannells are delighted to offer for sale this well presented three bedroom detached home located in the most sought after area of Chellaston. The property benefits from uPVC double glazing and gas central heating by way of a combination boiler and the accommodation in brief comprises: Entrance hall, spacious lounge diner, fitted kitchen, three bedrooms to the first floor and a family bathroom. To the front of the property is a fore garden with lawn and flower beds alongside a driveway providing ample off road parking and giving access to further parking at the side which is covered by a uPVC car port with up and over door. To the rear is a good sized garden with fenced boundaries, block paved patio and a store shed/workshop which was once a detached garage. The property has excellent road links with the A6 and A50 leading to the M1 motorway and East Midlands Airport. Internal viewings are highly recommended to appreciate the size and location of the property on offer.



### Entrance Hall:

Having a uPVC double glazed door to the front elevation, stairs off to the first floor and a radiator.

### Lounge Area: 12' 10" x 11' 3" (3.91m x 3.43m)

Open to the dining area and having a uPVC double glazed bow window to the front elevation, feature fire surround, radiator, television point, telephone point, coving to the ceiling and laminate flooring.

### Dining Area: 10' 5" x 7' 0" (3.17m x 2.13m)

Having double glazed sliding patio doors to the rear elevation, radiator and laminate flooring.

### Kitchen: 9' 11" x 7' 2" (3.02m x 2.18m)

Having a uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation, a range of wall, base and drawer units, roll edge laminate work tops, tiled splash backs, inset double circular stainless steel sink, integrated double electric oven, inset gas hob with cooker hood over, space and plumbing for washing machine, space for fridge and freezer, tiled flooring and a pantry store.

### First Floor Landing:

Having a uPVC double glazed window to the side elevation and a storage cupboard.

### Bedroom One: 14' 9" x 8' 5" (4.49m x 2.56m) Max

Having two uPVC double glazed windows to the front elevation, built in airing cupboard containing a combination boiler. Radiator and television point.

### Bedroom Two: 8' 7" x 8' 2" (2.61m x 2.49m)

Having a uPVC double glazed window to the rear elevation, fitted wardrobes and drawers, radiator and laminate flooring.

### Bedroom Three: 8' 2" x 5' 10" (2.49m x 1.78m)

Having a uPVC double glazed window to the rear elevation and a radiator.

### Bathroom:

Having a uPVC double glazed and obscured window to the side elevation, vanity unit housing a hand wash basin, low level W.C, panel sided bath with electric shower over, radiator, fully tiled walls and tiled flooring.

### Outside:

To the front of the property is a fore garden with lawn and flower beds alongside a driveway providing ample off road parking and giving access to further parking at the side which is covered by a uPVC car port with up and over door. To the rear is a good sized garden with fenced boundaries, block paved patio and a store shed/workshop which was once a detached garage.

111 Maple Drive, Chellaston, DE73 6RX

