



HOPKINS & DAINTY

ESTATE AGENTS



Broadacre Way, Chellaston, DE73 6AR

£325,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning modern home, with NO UPWARD CHAIN.

Set on the up and coming Holbrook Park estate in Chellaston. Built in 2024 by Bellway Homes to their Spinner design. Offering spacious living accommodation arranged over three floors; with three double bedrooms, three bathrooms and an open plan ground floor living space, comprising rear Lounge with a bay window and French doors opening onto the garden; a contemporary fitted kitchen with a wealth of integrated appliances and a further dining room to the front. There is also a guest WC on the ground floor. The property has gas central heating, double glazing, side driveway parking, a GARAGE and an enclosed rear lawn and patio garden.

This would make an ideal home for a growing family and is set in a convenient location for access into Derby via the nearby A6/Raynesway, which connects the A50 to the A52, providing onward travel to the M1 and A38.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With Amtico flooring, a radiator, ceiling spotlights and stairs rising to the first floor with a storage cupboard under. Doors leading off.

Kitchen 9'10" x 8'2" (3.01 x 2.49)



Fitted with a contemporary range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in electric oven, microwave, induction hob and cooker hood; along with an integrated fridge, freezer, dishwasher and washing machine. Amtico flooring. ceiling spotlights, a double glazed side window and boiler cupboard housing the wall mounted gas boiler. Opening to:

Lounge 15'2" x 10'11" > 9'0" (4.64 x 3.33 > 2.75)



Generous sitting room spanning the full width of the property. With Amtico flooring, a radiator and a feature double glazed bay window to the rear elevation with French doors opening onto the garden. Opening to:

Dining Area 9'2" x 8'2" (2.81 x 2.50)



With a radiator, double glazed front window and Amtico flooring.

Guest WC



Two piece suite comprising WC and wash hand basin. With Amtico flooring, a radiator, ceiling spotlights and a double glazed front window.

First Floor Landing



With a radiator, built in airing cupboard housing the hot water cylinder and doors leading off.

Bedroom 2 13'8" x 10'2" > 7'8" (4.19 x 3.10 > 2.36)



Front double bedroom with a radiator, double glazed

window and door to:

En-Suite Shower Room 6'0" x 4'8" (1.85 x 1.43)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent, Amtico flooring and a double glazed front window.

Bedroom 3 15'1" x 8'0" (4.62 x 2.46)



Rear double bedroom spanning the full width of the property. With two radiators, two double glazed windows and a private door to the bathroom.

Bathroom 7'9" x 6'3" (2.37 x 1.91)



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights and an extractor vent.

Master Bedroom 12'9" x 11'8" (3.90 x 3.56)



Measurements do not include the stairs. Top floor master bedroom with an open staircase rising from the landing. Double glazed front window, a radiator, access to the loft space, door to the En-suite and opening to:

Dressing Area 7'6" x 7'3" (2.31 x 2.21)



Measurements do include the wardrobes. Fitted range of floor to ceiling wardrobes, with spotlights, eaves storage space and a double glazed Velux window.

En-Suite Shower Room 7'6" x 7'6" (2.31 x 2.29)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a heated towel rail, ceiling spotlights, an extractor vent and double glazed Velux window.

Driveway

To the side of the property there is a driveway providing off road parking with an electric car charger. Gated entry to the rear garden and access to the garage.

Garage 19'10" x 10'4" max (6.05 x 3.15 max)

With an up and over door, electric light and power connected.

Rear Garden



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Delightful enclosed rear lawn garden with a patio seating area, outside tap, lighting and power points.

Service Charge

We understand that this property is subject to an annual service charge in the region of £150.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

Floor Plan

Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Second Floor

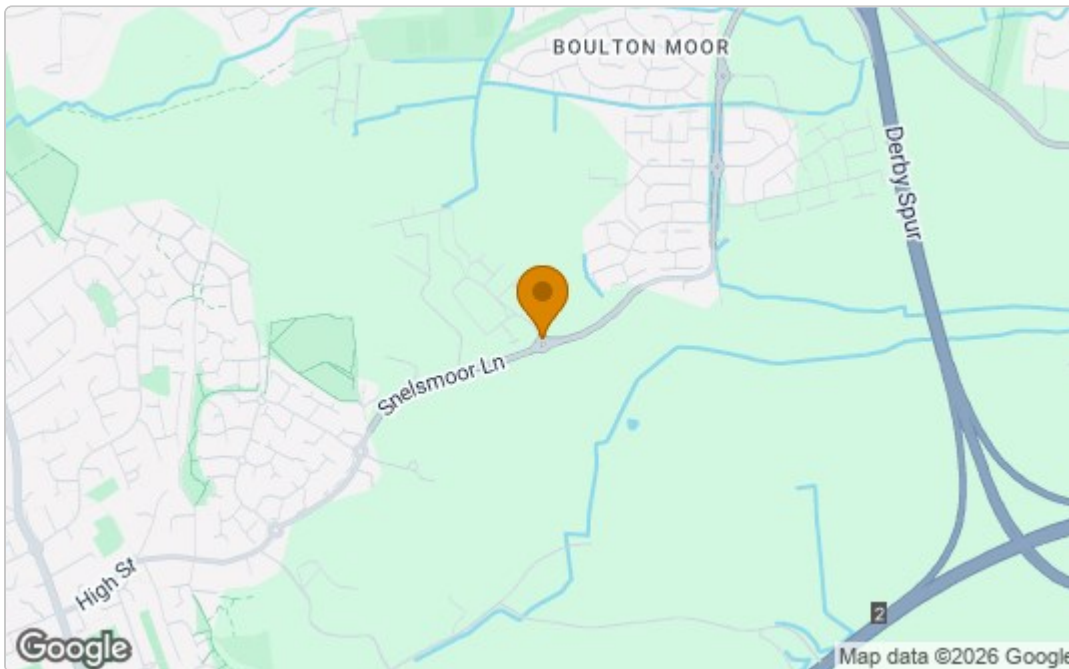
Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 113.5 sq. metres (1222.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.