ABODE
SALES & LETTINGS

Broadacre Way, Chellaston, Derbyshire, DE73 6TQ

Prices From £414,000

https://www.abodemidlands.co.uk/

The Ophelia is a popular design with Ashberry homes. The property is well proportioned and in brief offers open-plan kitchen and dining room with French doors to rear garden. Integrated kitchen appliances, fitted kitchen units and a utility room. Front-facing living room, downstairs cloakroom. En suite to bedrooms I and 2, contemporary family bathroom. I0-year warranty and insurance protection

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HALL

CLOAKROOM

LOUNGE
11'1" x 15'7"

KITCHEN DINER
21'0" (max) x 14'6" (max)

UTILITY
5'10" x 5'3"

FIRST FLOOR LANDING

BEDROOM 1
10'5" (max) x 12'4"

Bedroom 2
2.73m x 3.35m (9'0" x 11'0")

Bedroom 2 en suite
1.54m x 2.05m (5'1" x 6'9")

Bedroom 3
3.60m x 2.25m (11'10" x 7'4")

Bedroom 4
3.40m x 2.22m (11'2" x 7'4")

EN SUITE

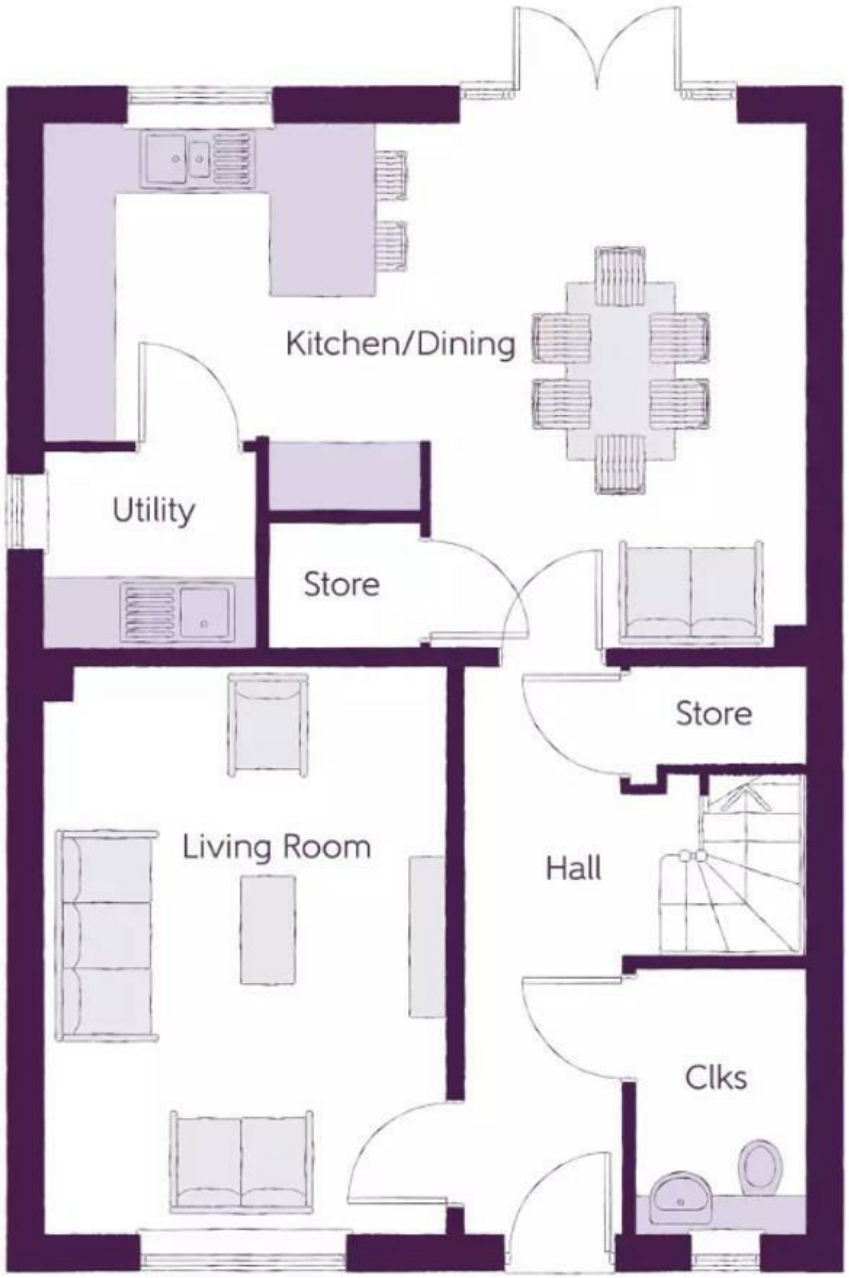
BEDROOM 2
8'11" x 10'11"

BEDROOM 3
11'9" x 7'4"

BEDROOM 4
11'1" x 7'3"

BATHROOM

NOTE
management/estate charge £157 estimated.


Kitchen/Dining
Utility
Store
Store
Living Room
Hall
Clks

WS
Bedroom 3
Bedroom 2
WS
Bathroom
En Suite
En Suite
WS
Store
Bedroom 1
Bedroom 4
WS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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