

Avalon Drive

Chellaston, Derby, DE73 5AP



Four bed townhouse on the popular Royal Glen Park Estate, Chellaston. Catchment area for Homefields Primary School and Chellaston Academy Secondary school. Brilliant road links via A50 giving access to A38 and M1 and the A52. The village offers many amenities and a regular bus services into Derby.

£265,000

John German

Avalon Drive is a quiet cul-de-sac close to local amenities and the accommodation in brief comprises integrated garage, lounge, kitchen/diner, four good sized bedrooms, family bathroom ,en-suite to the master bedroom, driveway and rear garden.

Entrance to the property is via a recessed entrance door opening into a spacious entrance hall with doors to the downstairs W.C, garage, bedroom four and utility room. Stairs rising to the first floor.

The ground floor guest W.C is fitted with a low flush WC and hand washbasin.

Bedroom four has double glazed UPVC French doors opening out onto the rear garden and makes a very flexible living space suitable as a sitting room or home office if not used as a daily bedroom.

The utility room is also located on the ground floor and is fitted with a range of wall and base units with countertops over, plumbing for white goods, double glazed UPVC door to the rear elevation.

On the first floor stairs lead to a central landing with doors to the kitchen/dining room and lounge as well as a second set of stairs rising to the second floor.

The lounge is an "L" shaped room with a double glazed UPVC windows overlooking the garden and a feature fireplace.

The dining kitchen is fitted with a range of wall and base units with countertops over, inset sink unit with mixer tap, tiled splashbacks, eye level double oven, five ring gas hob, large dining space and French doors opening out onto the balcony which has room for a bistro table and chairs and a small barbeque if desired with wrought-iron railing.

On the second floor stairs lead to the landing with doors leading off to all internal second floor rooms.

The master bedroom has built in wardrobes, double glazed UPVC window to the rear elevation and door to the en-suite which is fitted with a three piece suite to comprising walk in shower, W.C and hand basin. Double glazed UPVC window to the front elevation with privacy glass and radiator.

Bedroom two has built in wardrobes, double glazed UPVC window to the front elevation and radiator and bedroom three has double glazed UPVC window to the front elevation and radiator.

Bathroom has a panelled bath with shower attachment over and glass screen, W.C and pedestal hand basin, tiled splashback areas, built-in airing cupboard.

Outside to the front of the property is access to the garage and a double width driveway.

To the rear, fully enclosed rear garden which is not overlooked front the rear being mainly laid to lawn with a generous paved patio area adjacent to the rear of the house.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive & garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

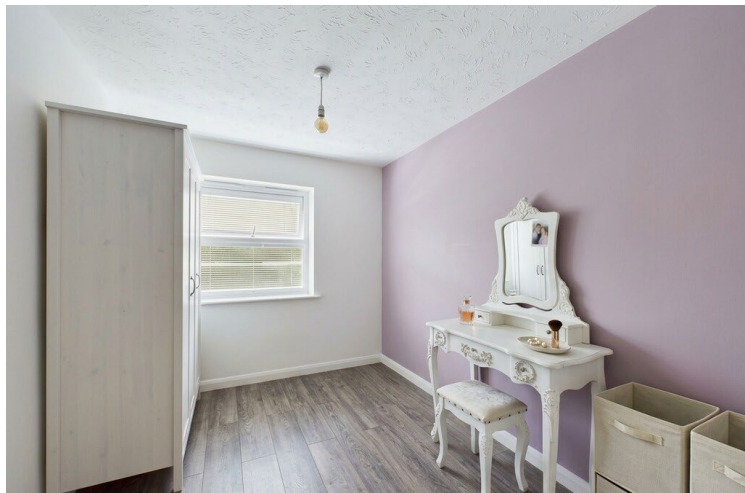
Local Authority/Tax Band: Derby City Council / Tax Band D

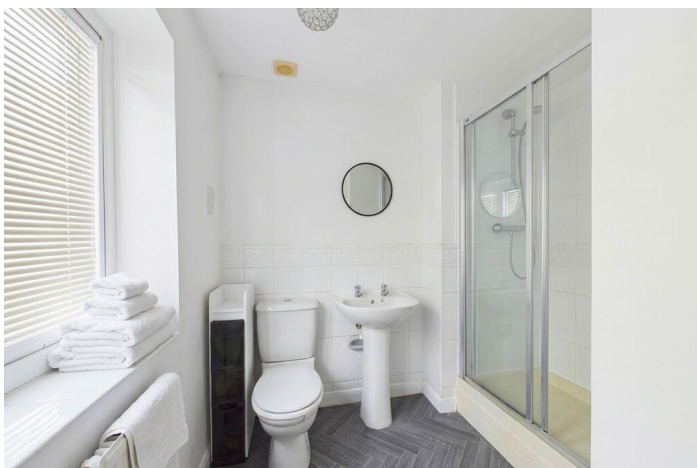
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent