Ferncroft Walk

Chellaston, Derby, DE73 6SA







A COMPETITIVELY PRICED, IMPRESSIVE FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying a corner plot in a cul-de-sac on a small residential development in the popular suburb of Chellaston, within the catchment area of Chellaston Academy secondary school. Available with IMMEDIATE VACANT POSSESSION.

£394,000

John German

The property offers a well-proportioned interior of over 140-sqm, having the benefit of gas central heating and double glazing, and briefly comprises: -

Location - The property enjoys a corner plot, on a small, modern cul-de-sac development within the popular suburb of Chellaston, well served by amenities to include; primary and secondary schools, day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and leisure facilities. Ease of access is afforded to the A50, which in turn provides links to the A38 and M1 motorway. The property is also within minutes driving distance of the principal Rolls Royce works.

Directions - When leaving Derby city centre by vehicle, proceed along the A514 Osmaston Road proceeding through Allenton and Shelton Lock, and on entering Chellaston, after passing Seton Avenue turn left into Fern Walk.

What 3 Words /// family.basics.argued.

Accommodation - Having the benefit of gas central heating, and double glazing.

Ground Floor - Canopy Entrance Porch - Having front entrance door and double glazed side panels, opening to the: -

Entrance Hall - Having central heating radiator, double doors opening to the lounge, and stairs to the first floor.

Spacious Cloaks/Wc - Having white suite comprising; low-level WC, and pedestal wash hand basin, together with central heating radiator, and ceiling extractor fan.

Generous Lounge - 7.44m x 3.81m plus (24'5" x 12'6" plus) - Measurements are 'plus bay window'.
Having square UPVC double glazed bay window to the front, attractive Adam-style fire surround with fitted pebble-effect gas fire (NOT TESTED), two wall light points, two central heating radiators, and UPVC double glazed double French doors and side panels to the rear garden.

Dining Room - 3.86m x 2.57m (12'8" x 8'5") - Having two UPVC double glazed windows to the front, and central heating radiator.

Living Dining Kitchen - Comprising: -Living Dining Area - 3.91m x 2.74m max (12'10" x 9'0" max) - Having UPVC double glazed double French doors and side windows opening to the rear garden, central heating radiator, doors to the lounge and hall, and opening to the kitchen area for modern, contemporary living.

Kitchen Area - 3.28m x 2.87m (10'9" x 9'5") - Having modern fitments comprising; six single base units, two sets of drawers, and four single wall units, together with integrated electric hob with stainless steel and glass canopy over incorporating extractor hood and light, integrated oven and grill, integrated dishwasher, one-and-a-half bowl single-drainer sink unit, and work surface area with tiled splashback.

Utility Room - 2.36m x 1.83m (7'9" x 6'0") - Having fitments comprising; one double base unit, one single base unit, one single wall unit, and single wall unit housing the Ideal gas-fired boiler providing domestic hot water and central heating, together with single-drainer sink unit, work surface area with appliance space under, plumbing for automatic washing machine, central heating radiator, and double glazed door to outside.

First Floor - Impressive Semi-Galleried Landing - Having UPVC double glazed double French doors to rear Juliet balcony, built-in airing cupboard housing the hot water cylinder, built-in over-stairs cupboard, central heating radiator, and access to the loft space.

Front Bedroom One - 4.39m x 3.25m plus (14'5" x 10'8" plus) - Measurements are 'plus wardrobe recess'. Having UPVC double glazed double French doors to front Juliet balcony, two central heating radiators, and three built-in double wardrobes.

Modern Ensuite Shower Room - Having modern white suite comprising; low-level WC, pedestal wash hand basin, and corner shower cubicle with shower unit, together with part-tiled walls, extractor fan, and central heating radiator.

Rear Bedroom Two - 3.99m x 3.89m max (13'1" x 12'9" max) - Having UPVC double glazed window, and central heating radiator.

Front Bedroom Three - 3.89m x 3.43m plus (12'9" x 11'3" plus) - Measurements are 'plus recess'. Having UPVC double glazed window, and central heating radiator.

Rear Bedroom Four - 3.02m x 2.77m (9'11" x 9'1") - Having UPVC double glazed window, and central heating radiator.

Family Bathroom - 2.49m x 2.16m (8'2" x 7'1") - Having white suite comprising; low-level WC, pedestal wash hand basin, panelled bath, and separate shower cubicle with shower unit, together with UPVC double glazed window, part-tiled walls, and central heating radiator.

Outside -
Foregarden - Having gravel areas, and wrought-iron railings.

Pleasant Rear Garden - Enclosed by brick walling for privacy, having two paved patios, lawn, and flower and shrub borders.

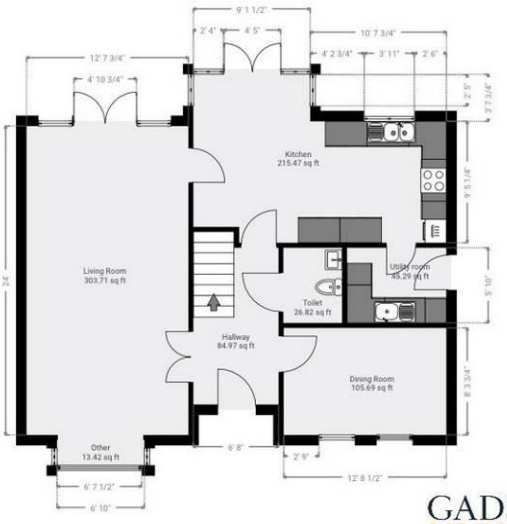
Detached Single Garage - Having separate access, and being of brick construction, with pitched tiled roof, and parking to the front.

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

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.

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▼ Ground Floor



▼ 1st Floor



GADSBY NICHOLS

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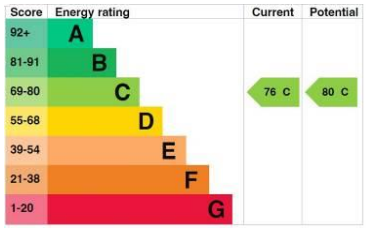












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