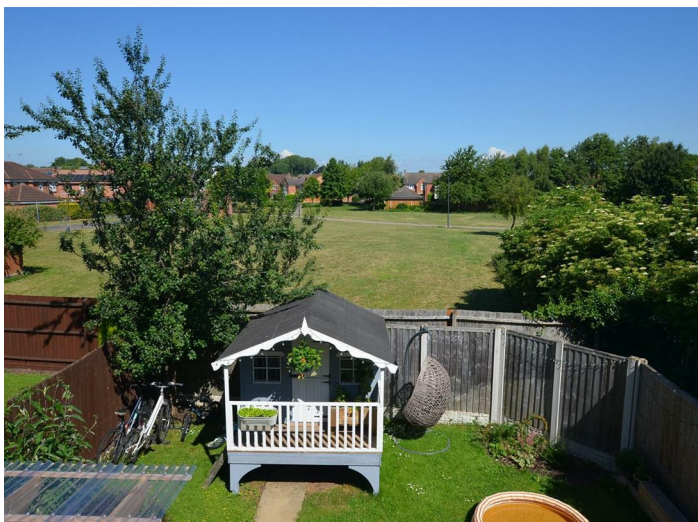


# 3 Bed House - Semi-Detached

£1,150 PCM

📍 Knights Road, Chellaston, Derby, DE73 5WW



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# 3 Bed House - Semi-Detached

# £1,150

## DCM

 Knights Road, Chellaston, Derby, DE73 5WW

AVAILABLE EARLY 11TH MAY - UNFURNISHED - £265.38 HOLDING DEPOSIT REQUIRED - FULL SECURED DECORATION DEPOSIT £1326.92 - FIRST MONTHS RENT REQUIRED AT START OF TENANCY - COUNCIL TAX BAND C - ENERGY RATING C - FREEHOLD - PRIVATE REAR GARDEN - THREE BEDROOMS - SOUGHT AFTER LOCATION - CUL DE SAC POSITION - THREE CAR DRIVEWAY - UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - STYLISH MODERN SEMI DETACHED.

### Reception Hall

Having composite and opaque double glazed entrance door and radiator.

### Guests Cloak Room/wc

Having modern white two piece suite comprising; low centre flush wc and wall mounted wash hand basin with tiled splash backs, ceramic tiled floor, radiator and UPVC opaque double glazed window to side aspect.

### Sitting Room 13'9" x 13'3" (4.20 x 4.06)



Having television and media connection points, two radiators, coving to ceiling and UPVC double glazed window to front aspect.

### Dining Room 12'1" x 8'8" (3.70 x 2.65)



Having laminated wood effect floor, radiator and UPVC double glazed sliding patio doors giving access over the private rear garden.

### Kitchen 8'10" x 7'5" (2.71 x 2.27)



Having a full range of shaker style fitted wall, base and drawer units with contemporary brushed chrome handles, laminated rolled edge working surfaces, inset four burner gas hob with electric oven and grill, concealed canopy extractor hood with down lighter, space and plumbing for automatic washing machine, space for dryer, complimentary ceramic tiled splash backs with contrasting laminated wood

effect floor, inset stainless steel sink top with side drainer with hot and cold mixer tap and vegetable preparation bowl, ceiling LED down lighters, concealed wall mounted Ideal combination gas boiler and UPVC double glazed window to rear aspect.

### First Floor Landing

With bulk head airing cupboard, access to roof space and UPVC double glazed window to side aspect.

### Bedroom One 12'1" x 9'3" (3.69 x 2.82)



Having built in wardrobe, radiator and UPVC double glazed window to rear aspect.

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## Bedroom Two 10'5" x 7'11" (3.20 x 2.43)



Having built in wardrobe, radiator and UPVC double glazed window to front aspect.

## Bedroom Three 8'5" x 6'11" (2.57 x 2.11)



Having radiator and UPVC double glazed window to rear aspect.

## Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with electric shower over, complimentary

ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling extractor fan, shaver socket and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a delightful position at this highly sought after location and is sited on a mature well tended plot, backing on to fields to the rear. To the front is an open plan lawned fore garden with adjacent tarmac driveway giving car standing space for approximately two/three cars. A wooden access gate in turn leads to the private rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, shrubbed borders and cold water tap.



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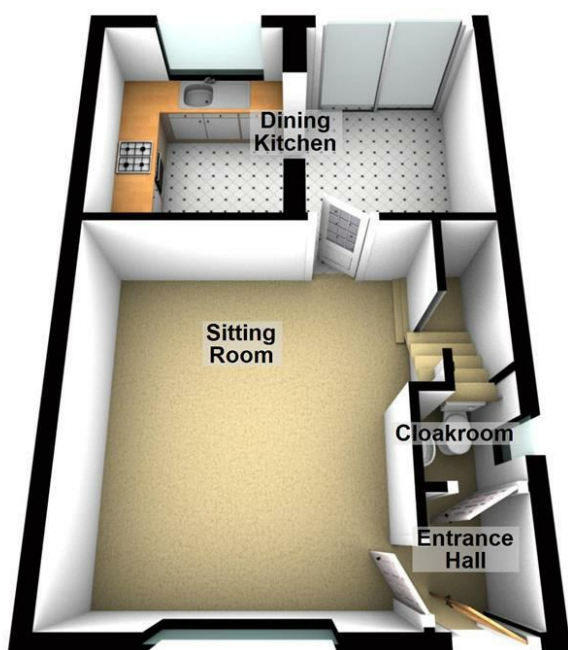
# 3 Bed House - Semi-Detached

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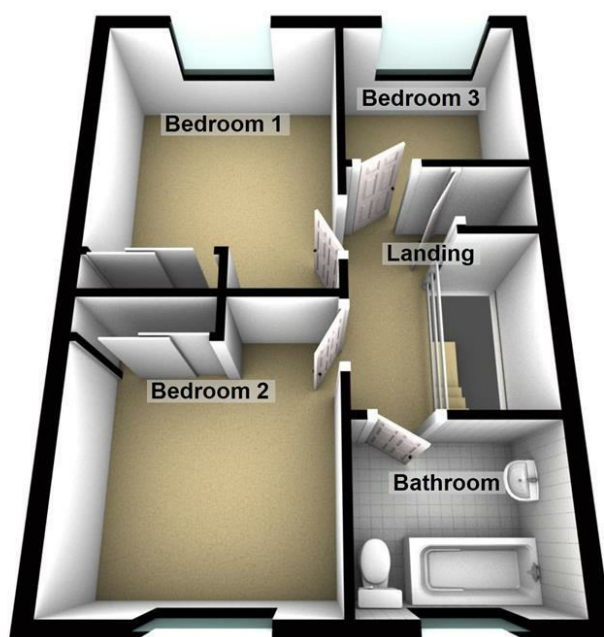
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		68
(81-91)	B		
(69-80)	C	74	
(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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