

# 4 Bed House - Detached

Price £325,000

 Parkway, Chellaston, Derby, DE73 5QA



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co.**  
EST. 1912  
MY PAD GROUP

# 4 Bed House - Detached

# £325,000

 Parkway, Chellaston, Derby, DE73 5QA

Situated in the highly sought-after suburb of Chellaston, this modern four-bedroom detached family home at Parkway offers spacious and versatile living accommodation, ideal for growing families. Positioned on a sizeable, well-maintained plot, the property enjoys a pleasant setting within the catchment area for the renowned Chellaston Academy, making it particularly appealing to families prioritising education together with easy access to the Chellaston bypass with its array of new industry, A50 / A38 / M1, Toyota, Rolls Royce and East Midlands Airport.

The home is presented to a high standard throughout, featuring contemporary interiors and thoughtfully designed living spaces. Generous reception areas provide ample room for both relaxing and entertaining, while the well-appointed kitchen serves as the heart of the home. Upstairs, four well-proportioned bedrooms offer comfortable accommodation, complemented by modern bathroom facilities.

Externally, the property benefits from a neatly tended garden, perfect for outdoor enjoyment, along with off-road parking and additional practical features expected of a home of this calibre. Conveniently located for local amenities, transport links, and green spaces, this property represents an excellent opportunity to acquire a stylish and spacious family home in a prime residential location.

The property is sold freehold. Council tax band D. Energy rating C.

## Reception Hall

### Guest's Cloakroom / Wc



With white two piece suite

### Living Room 20'7 x 10'3 (6.27m x 3.12m)



With feature fire surround and patio doors to garden.



### Dining Kitchen 16'6" x 12'9" (5.03m x 3.89m)



Recently refurbished and boasting a range of integrated appliances to include an induction hob with canopy extractor hood together with a fan assisted double oven and grill, dishwasher and under counter fridge.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP

# 4 Bed House - Detached

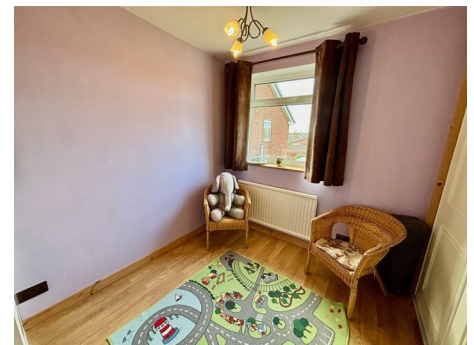
# £325,000

 Parkway, Chellaston, Derby, DE73 5QA



**Bedroom Two 9'5 x 9'3 (2.87m x 2.82m)**

**Bedroom Four 10'7" x 6'7" (3.23m x 2.01m )**



## First Floor

## Landing

**Principle Bedroom 11'9" x 9'8" (3.58m x 2.95m )**



With built in wardrobes.

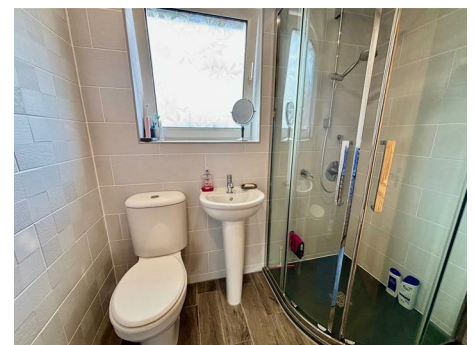
**Bedroom Three 8'6" x 7'5 (2.59m x 2.26m )**



Having built in wardrobes.

Having built in wardrobes.

## Shower Room



With white three piece suite comprising; low centre flush Wc, pedestal wash hand basin and quadrant style shower cubicle.

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips & Co**  
EST. 2012  
MY PAD GROUP

# 4 Bed House - Detached

£325,000

 Parkway, Chellaston, Derby, DE73 5QA

## Outside



Superb manicured plot with driveway offering car and motorhome parking, detached brick garage (4.96 x 2.36 and having space and plumbing for automatic washing machine together with space and venting for dryer). Large shed / workshop (measuring internally 3.7 maximum x 1.70).



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co.**  
EST. 2012  
MY PAD GROUP

# 4 Bed House - Detached

# £325,000

 Parkway, Chellaston, Derby, DE73 5QA

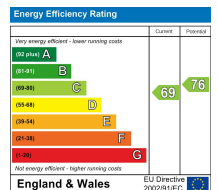
### Ground Floor



### First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

