4 Bed House - Detached

Price £419,950

Montague Way, Chellaston, Derby, DE73 5AS







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IMMEDIATE POSSESSION - NO UPWARD CHAIN. Occupying a superb location within the Chellaston Academy at this highly aspirational address is this quite superb, light and spacious detached family home having been well cared for to include new decoration and carpets. This stylish house requires a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Standing on a westerly facing private landscaped pot with ample car parking and garage, the property briefly comprises reception hall, guest's cloakroom / Wc, sitting room, high specification dining kitchen with utility area, delightful conservatory affording views over the garden, garage (having a tiled floor and offering a variety of uses). To the first floor a galleried landing leads to four sizeable bedrooms (Principal bedroom with wardrobes and shower room en-suite) and family bathroom with four piece suite. Outside are established gardens. The property is sold freehold. Council tax band E. Energy rating (Currently being re rated).

Reception Hall



Having composite and opaque double glazed entrance door, ceramic tiled floor, full height double width cloaks cupboard, radiator and staircase to first floor.



Guests Cloak Room/WC



Haviung modern white two piece suite with half tiled walls, ceramic tiled floor, radiator, ceiling extractor fan and LED down lighters. Twin multi paned butler doors lead to the:-

Sitting Room 17'9" x 13'0" (5.43 x 3.98)



The focal point of the room being the period style fire surround with granite hearth and back plate, recessed coal effect living flame fire, ceramic tiled floor, television and BT connection points, two radiators, deep understairs storage cupboard, UPVC double glazed window to side aspect and UPVC double glazed square bay window to front.



Dining Kitchen 19'7" x 15'3" reducing to 11'6" (5.99 x 4.67 reducing to 3.53)



Having a range of shaker style fitted wall, base and drawer units boasting a range of integrated appliances to inlcude a stainless steel four burner gas hob, twin electric fan assisted ovens and grill, concealed larder fridge and freezer, space and plumbing for dish washer, ceiling LED down lighters, two radiators, door to garage and UPVC double glazed window with adjacent French doors giving access to the conservatory.

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Utility/Store Room

Having space and plumbing for automatic washing machine, space for dryer, fitted wall cupboards with working surfaces and tiled splash backs.

Conservatory 12'7" x 10'4" (3.84 x 3.15)



Having a wall mounted electric panel heater, ceramic tiled floor, ceiling fan light, UPVC double glazed windows and French doors giving views and access over the sizeable private landscaped rear garden.

First Floor

Landing



With radiator, UPVC double glazed window, access to roof space and airing cupboard (housing the pre insluated presuried hot water cylinder).

Principal Bedroom 12'11" x 12'3" (3.94 x 3.75)



Having a range of built in wardrobes, radiator, UPVC double glazed windows to both front and rear aspects. A door leads to the:-



Shower Room/En Suite

Having a modern contemporary white three piece suite with mains fed shower, complimentary ceramic tiled walls, contrasting vinyl floor, radiator, shaver socket, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to front aspect.

Bedroom Two 10'11" x 10'10" plus door recess (3.33 x 3.31 plus door recess)



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



Bedroom Three 11'2" x 9'8" plus door recess (3.41 x 2.95 plus door recess)



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

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Bedroom Four 11'10" x 9'0" (3.62 x 2.75)



Having built in wardrobe, radiator and UPVC double glazed windows to both side and rear aspects.



Bathroom



Having a modern contemporary white four piece suite with mains fed shower, part tiled walls, contrasting vinyl floor, radiator, shaver socket, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a sizeable landscaped westerly facing plot, at this sought after rsidential address, sited within the renowned Chellaton Academy catchment area. To the front is a wrought iron fenced boudnary leading to a sweeping lawned fore garden with shrubbed borders. An adjacent tarmac driveway gives car standing space for approximately four cars and leads to the integral brick garage with utility area, measuring internally 5.89 x 2.63m, having feature electronic



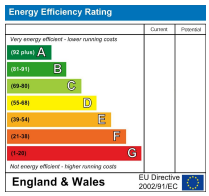


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