



3 Bed House - Townhouse

24 Knights Road
Chellaston
Derby
DE73 5WW

£1,250 Per Calendar Month

Fletcher
& Company

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Derby
DE73 5WW



• Available Immediately - Three Bedroom Property In Chellaston • New Flooring Throughout • Groundfloor Bedroom With Separate Ground Floor Shower Room WC • Groundfloor Utility Room With Washing Machine & Dryer • Newly Fitted Worcester Combi Boiler • Three Storey Property • Living Dining Area And Kitchen On 1st Floor • Two Double Bedrooms With In-Built Storage And Family Bathroom On 2nd Floor • Master Bedroom With Modern En-Suite • Driveway Parking With Garage

Available Immediately - A superb three bedroom, three storey townhouse situated on the highly popular Bonnie Prince Charles Estate, Chellaston, Derby.

The property enjoys a convenient location within easy reach of the A38 and A50, along with a range of local amenities.

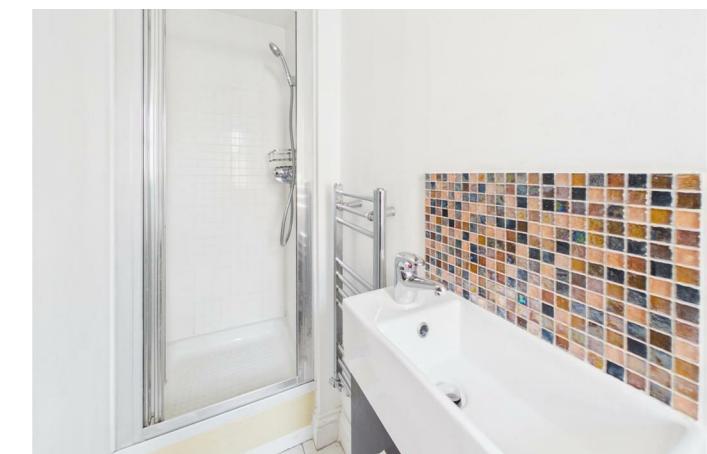
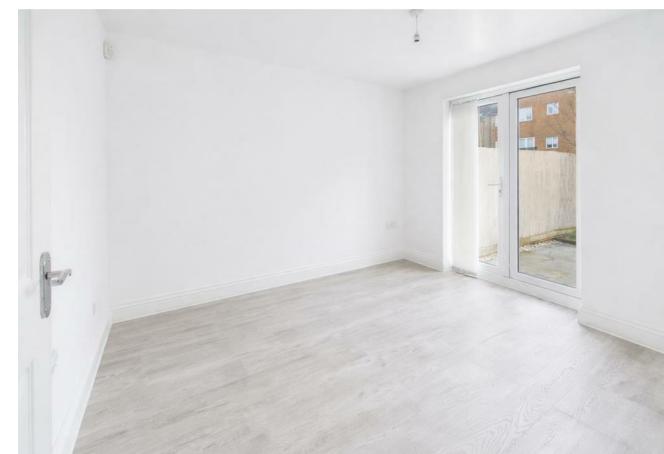
The accommodation briefly comprises a welcoming entrance hallway with tiled flooring, leading to a ground floor shower room fitted with w.c., wash basin and shower. There is also a useful utility room with wall and base units with a washing machine and dryer, together with a ground floor double bedroom featuring laminate flooring. This bedroom could easily serve as an office/ study/ playroom as it offers maximum flexibility.

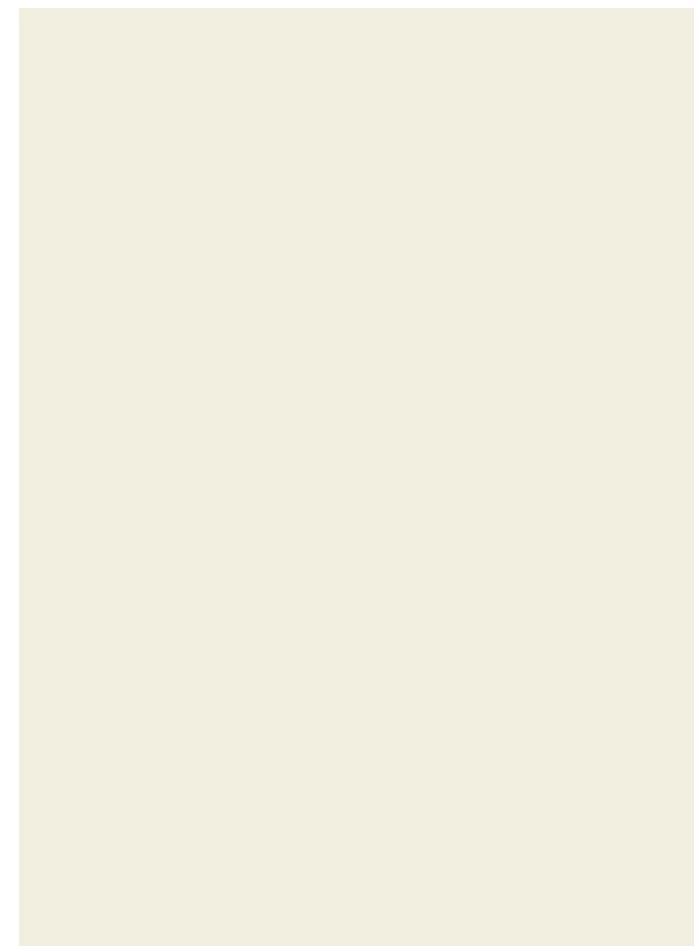
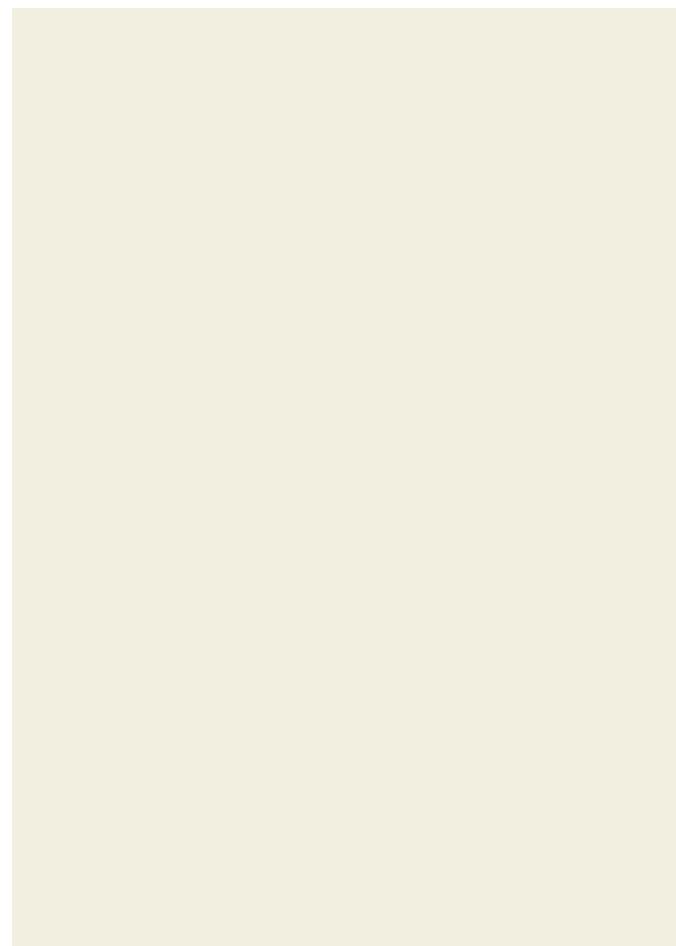
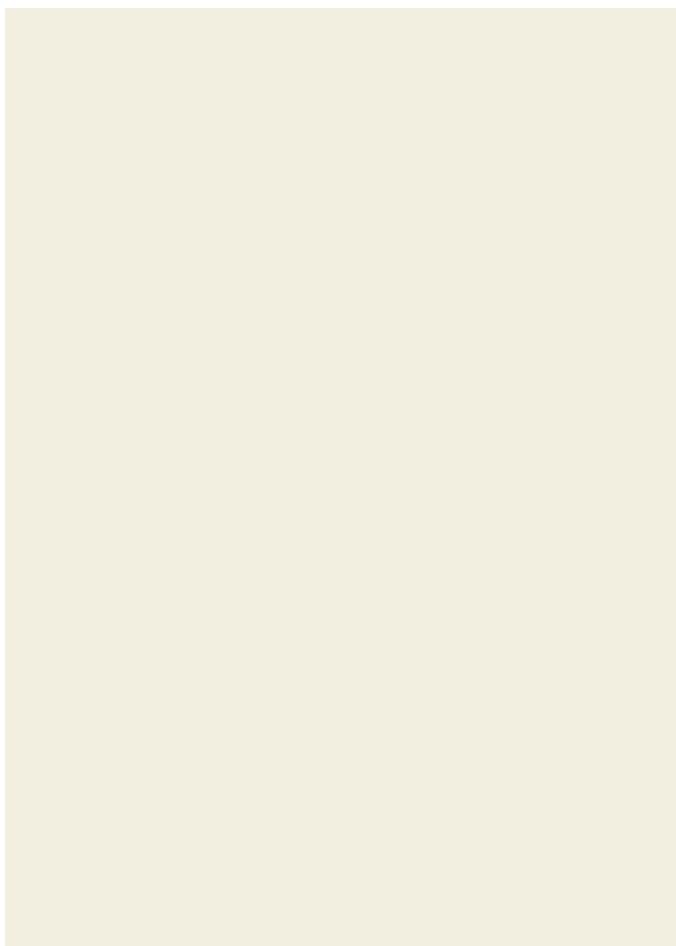
To the first floor, the property offers a spacious open plan living, dining and kitchen area, ideal for modern living. The contemporary kitchen is fitted with a range of wall and base units and benefits from an electric oven, gas hob, integrated dishwasher and fridge freezer.

The second floor hosts the master bedroom complete with built-in wardrobes and a stylish en-suite shower room comprising w.c., wash basin and double shower cubicle. A further double bedroom with built-in wardrobes and a family bathroom fitted with a white three-piece suite complete the accommodation.

Externally, the property benefits from an enclosed rear garden with patio and lawn, together with a single garage and driveway providing off-road parking.

The property further benefits from a newly fitted Worcester combi boiler.







Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C	73	85
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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