



## 5 Bed House - Detached

15 Duchess Way, Chellaston, Derby DE73 5WR

Offers Over £550,000 Freehold



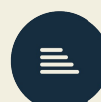
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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Extended Family Detached Home with No Chain Involved
- Chellaston School Catchment Area
- Lounge & Study
- Fabulous Living Kitchen/Dining Room with Appliances
- Utility Room & Cloakroom
- Ground Floor Bedroom Six/Garden Room with En-suite
- First Floor Four Double Bedrooms ( Could Be Five Bedrooms )
- Two En-suites & Family Bathroom
- Pleasant Enclosed Garden with Shed/Workshop
- Generous Driveway & Integral Double Garage

CHELLASTON SCHOOL CATCHMENT AREA & NO CHAIN - Extended and extremely versatile, five bedroom, four bathroom detached family home, located in a prime position, within the popular development in Chellaston. The property is nicely set back from the road in a pleasant setting and enjoys an open, non-overlooked aspect to the front.

#### The Location

Chellaston is a popular suburb of Derby with an excellent range of amenities and shops, regular bus service, primary schools, Chellaston Academy secondary school, easy access to A50, M1 and East Midlands airport.

#### Accommodation

##### Ground Floor

##### Storm Porch

With quarry tiled flooring, outside light and composite entrance door opening into hallway.

##### Entrance Hall

14'2" x 5'0" (4.33 x 1.54)

With tile flooring, two radiators, coving to ceiling, understairs storage cupboard and split-level staircase leading to first floor with attractive balustrade.



### Cloakroom

6'0" x 3'7" (1.85 x 1.10)

With low level WC, pedestal wash handbasin, tile splashbacks, tile flooring, radiator, extractor fan and internal panelled door with chrome fittings.



### Lounge

16'9" x 12'2" (5.11 x 3.73)

With feature inset living flame gas fire, bamboo wood flooring, coving to ceiling, radiator, double glazed door opening onto garden and internal double opening panelled doors with chrome fittings.



### Study

12'2" x 10'7" (3.73 x 3.25)

With wood flooring, coving to ceiling, radiator, two double glazed windows and internal panelled door with chrome fittings.



### Living Kitchen/Dining Room



### Dining Area

9'1" x 8'9" (2.77 x 2.67)

With tile flooring, radiator, spotlights to ceiling, double glazed French doors opening onto garden, featured double glazed electric Velux style window and open space leading to kitchen area.



### Kitchen Area

22'1" x 10'7" (6.75 x 3.23)

With inset stainless steel sink unit with Quooker tap, wall and base fitted units with matching granite worktops, built-in Neff induction hob with Neff extractor hood over, concealed worktop lights, integrated Neff dishwasher, Neff built-in electric fan assisted oven, built-in Neff combination microwave oven, matching tile flooring, spotlights to ceiling, double glazed window overlooking garden with fitted blind, radiator and open space leading to dining area.



### Utility

6'5" x 5'4" (1.97 x 1.65)

With single stainless steel sink unit with mixer tap, worktop, fitted base cupboard, plumbing for automatic washing machine, space for tumble dryer, tile flooring, radiator, wall mounted central heating boiler, double glazed side access door and integral door giving access to double garage.



### Bedroom Six/Garden Room

15'3" x 10'1" (4.67 x 3.08)

With wood effect flooring, radiator, spotlights to ceiling, two electric double glazed Velux style windows both having fitted blinds, two matching double glazed French doors opening on to garden and internal panelled door with chrome fittings.



### En-Suite

6'3" x 5'9" (1.93 x 1.77)

With walk-in shower with electric Mira shower, fitted wash basin, low level WC, fully tiled walls with matching tile flooring with electric underfloor heating, extractor fan, spotlights to ceiling, wall mounted mirror medicine cabinet, heated chrome towel rail/radiator, double glazed electric Velux style window and internal panelled door with chrome fittings full.



### First Floor Landing

15'0" x 9'3" (4.58 x 2.83)

With attractive balustrade, access to roof space, wood flooring, radiator and two double glazed windows to front.



### Double Bedroom One

16'7" x 11'5" (5.07 x 3.49)

With wood flooring, two radiators, wardrobe included in the sale, two double glazed windows both having fitted blinds with aspect of front, open archway leading to dressing room and internal panelled door with chrome fittings.



### Dressing Room

5'5" x 4'10" (1.66 x 1.49)

With built-in wardrobes, fitted dressing table with drawers, matching wood flooring, double glazed side window with fitted blind and internal panelled door with chrome fittings opening into en-suite.



### En-Suite

6'8" x 6'1" (2.05 x 1.86)

With walk-in shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, shaver point, wall mounted mirror medicine cabinet, extractor fan and double glazed window to side.



### Bedroom Two

12'1" x 9'6" (3.69 x 2.92)

With built-in wardrobes, wood flooring, radiator, double glazed window with fitted blind to rear and internal panelled door with chrome fittings.



### En-Suite

5'5" x 5'4" (1.66 x 1.63)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, extractor fan, double glazed window to side and internal panelled door with chrome fittings.



### Bedroom Three

12'2" x 9'4" (3.72 x 2.86)

With wood flooring, radiator, double glazed dormer window to front and internal panelled door with chrome fittings.

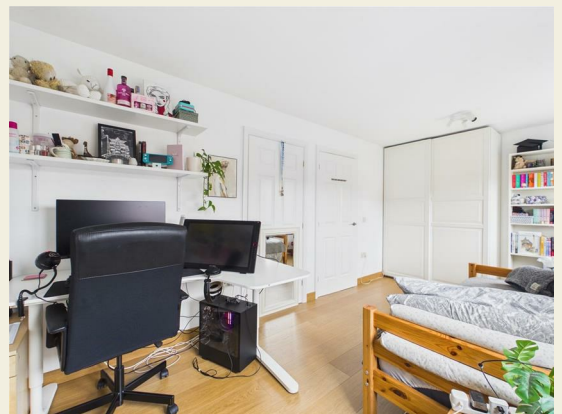


### Bedroom Four & Five

18'3" x 8'4" (5.58 x 2.56)

This room has been opened into one bedroom but could be easily converted back into two.

With wood flooring, two radiators, two double glazed windows to rear, wardrobe and two internal panelled doors.



## Family Bathroom

11'8" x 6'3" (3.58 x 1.92)

With bath with shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, illuminated mirror, shaver point, built-in cupboard housing the high efficiency hot water cylinder, double glazed window to rear and internal panelled door with chrome fittings.



## Roof Space

Accessed via an aluminium loft ladder with insulation boards for storage and power.

## Garden

To the rear of the property is a generous size, south east facing, enclosed rear garden laid to lawn with a varied selection of shrubs, plants, small trees, wildlife pond, raised beds, patio and enjoys several seating areas to enjoy the garden. Garden timber shed/workshop.



### Driveway

The property benefits from a triple width driveway providing car standing spaces for three vehicles. Leading to the integral double garage.



### Integral Double Garage

17'6" x 17'1" (5.34 x 5.23)

With concrete floor, power, lighting, electric car charging point, double glazed side access door and two up and over front doors.

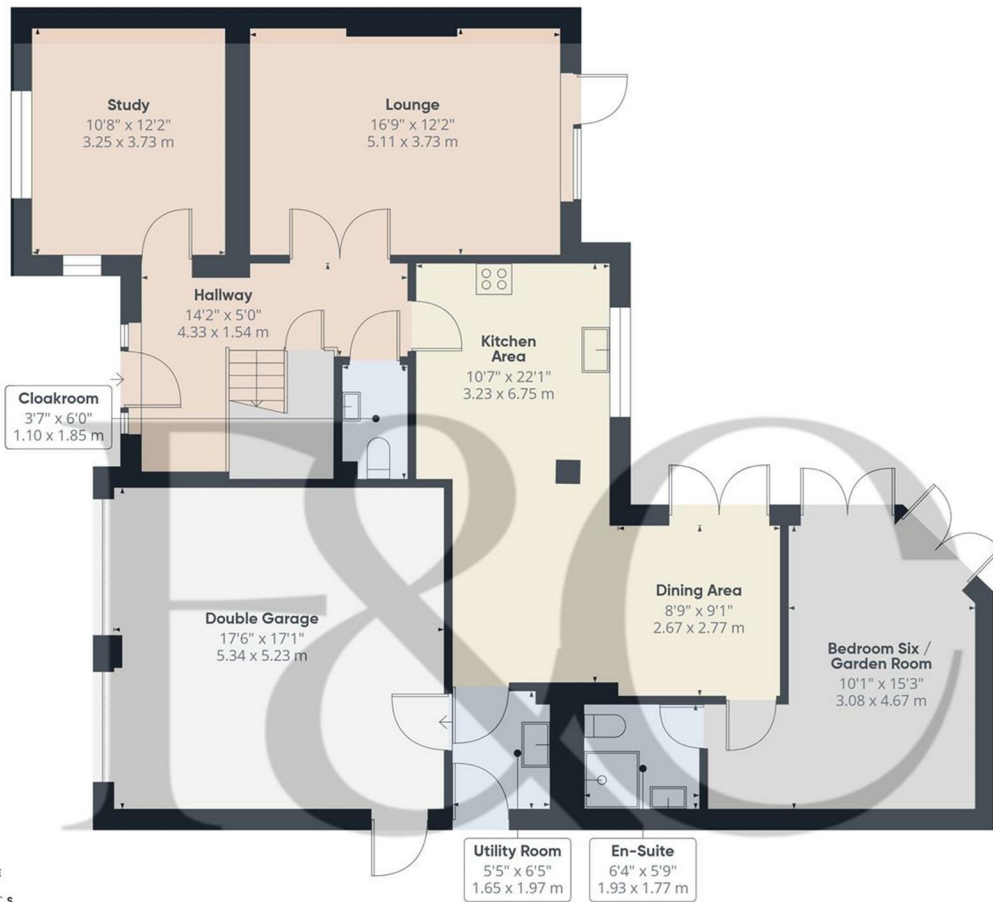


### Security

CCTV included in the sale.

Council Tax Band - F

Derby City



Floor 0

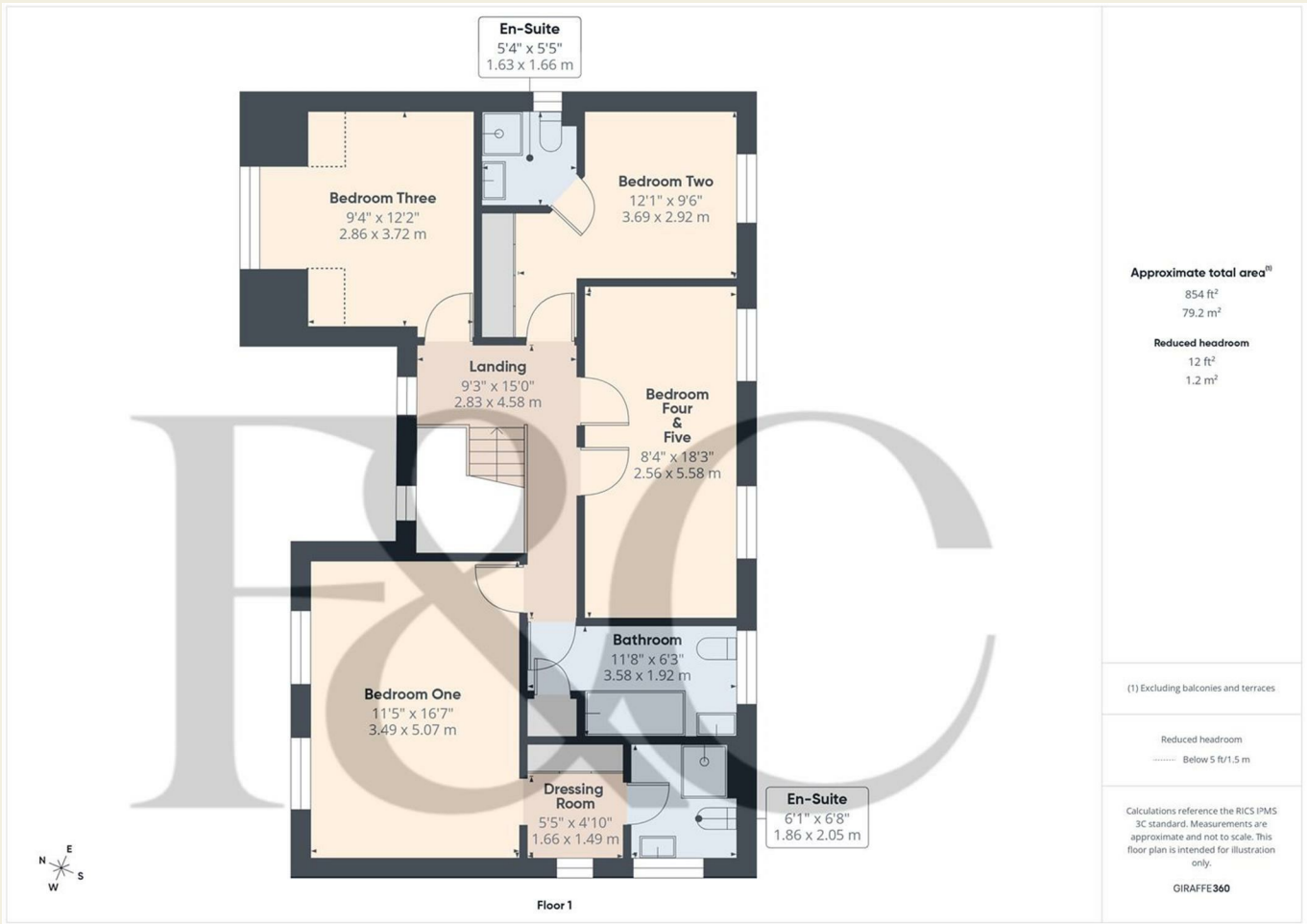
**Approximate total area<sup>m</sup>**  
1359 ft<sup>2</sup>  
126 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>72</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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