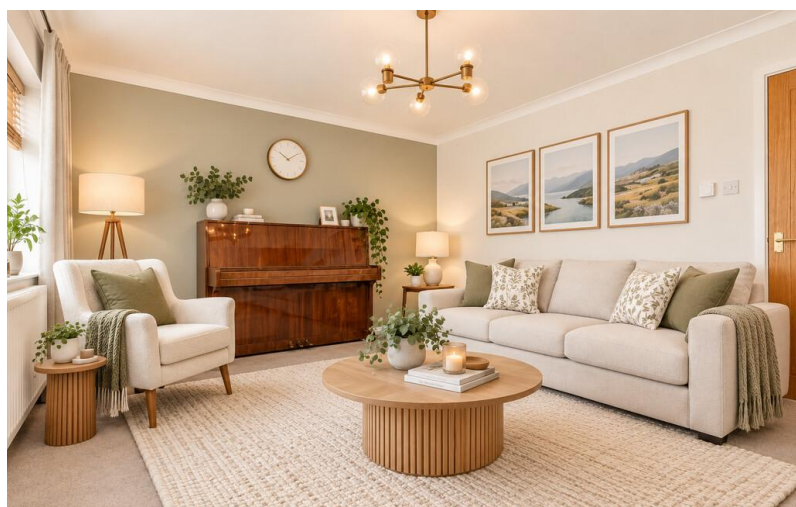


FOR SALE



Maple Drive, Chellaston

2 Bedrooms, 1 Bathroom, Detached Bungalow

Offers Over £280,000

MARTIN&CO



Maple Drive, Chellaston

- Offered for sale with no onward chain
- Mature detached bungalow
- Corner plot position
- Conservatory feature to the rear elevation
- Detached garage
- Council Tax Band C
- Gas fired central heating system

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY AND LOCATION A well-presented two-bedroom detached bungalow, occupying a generous corner plot in the popular residential area of Chellaston and offered for sale with no onward chain.

One of the standout features of this property is its generous corner position, including additional land extending beyond the existing boundary fence, creating a particularly spacious plot and offering further potential, subject to any necessary permissions or consents.

The bungalow provides convenient single-storey accommodation and is complemented externally by established lawned gardens, mature shrubs and hedging. A private driveway provides off-road parking and leads to a detached garage.

Situated in the DE73 6RX postcode area, the property enjoys a residential Chellaston setting to the south of Derby.

Our CGI generated images offer some inspiration as to how the property could look.

LOUNGE 14' 0" x 11' 6" (4.27m x 3.51m) A well-proportioned and comfortable lounge offering ample space for a range of freestanding furniture. A large front-facing window provides plenty of natural light, while the neutral décor and fitted carpet create a bright and welcoming living space. The room also benefits from coving to the ceiling and central heating radiator, with access through to the adjoining accommodation.

KITCHEN 11' 8" x 7' 2" (3.56m x 2.18m) A well-appointed fitted kitchen with a range of wall and base units complemented by work surfaces and tiled splashbacks. There is a four-ring gas hob with extractor hood above, built-in electric oven and stainless-steel sink and drainer positioned beneath the window, providing plenty of natural light.



The kitchen also provides space and plumbing for a washing machine, space for a tumble dryer and fridge/freezer, together with useful worktop and storage space. A glazed external door provides convenient access to the conservatory..

CONSERVATORY 12' 0" x 8' 8" (3.66m x 2.64m) A bright and spacious conservatory, providing an excellent additional reception space and currently arranged as a dining room. With windows to multiple elevations and a pitched translucent roof, the room enjoys an abundance of natural light and pleasant views over the garden.

The conservatory offers ample space for a dining table and chairs and benefits from a built-in air conditioning unit providing both heating and cooling for year-round comfort. French doors open directly onto the garden, making this an ideal space for dining, entertaining or simply relaxing while enjoying the outside aspect.

BEDROOM ONE 13' 3" x 9' 2" (4.04m x 2.79m) A generous double bedroom with a large front-facing window providing plenty of natural light. The room benefits from a range of fitted wardrobes, offering useful built-in storage while leaving ample space for additional bedroom furniture. Further features include a central heating radiator, fitted carpet and ceiling coving.

BEDROOM TWO 10' 11" x 9' 2" (3.33m x 2.79m) A well-proportioned second bedroom with a window providing plenty of natural light. The room benefits from a range of fitted wardrobes, offering excellent built-in storage, together with a



central heating radiator and fitted carpet. A versatile room suitable for use as a guest bedroom, home office or hobby room.

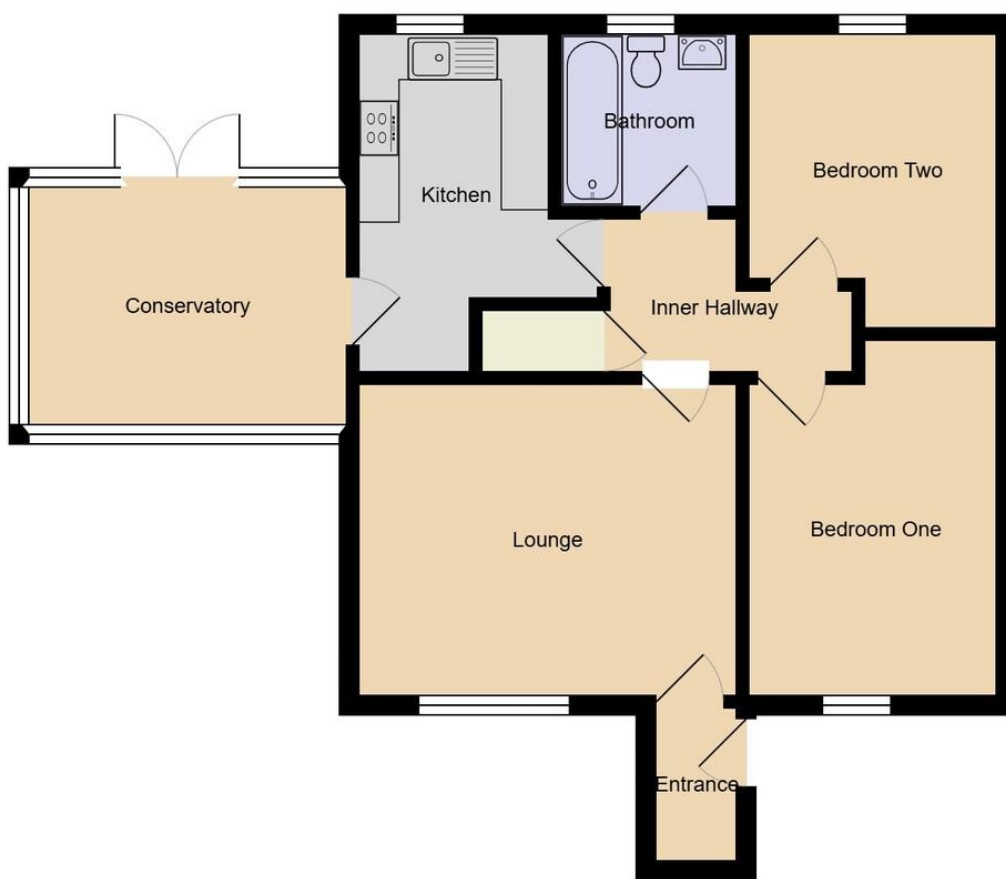
BATHROOM A well-appointed bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Complemented by tiled walls, a heated chrome towel rail and an obscure-glazed window providing natural light and ventilation.

REAR GARDEN The property enjoys a generous and well-established rear garden, predominantly laid to lawn and enclosed by fencing and mature hedging. A paved patio adjoining the bungalow and conservatory provides a convenient area for outdoor seating and entertaining. The garden offers a good degree of usable space, with established shrubs adding interest and definition. There is also direct access to the detached garage/outbuilding, while the property's corner-plot position contributes to the particularly generous overall outside space.

LETTINGS NOTES We have taken advice from our lettings team, who have provided an estimated rental value of £1250 PCM.

Should you require any further information or wish to discuss the rental valuation in more detail, please contact our Derby team at maddie.squires@martinco.com.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.