

4 Bed House - Detached

Price £365,000

 Derby Road, Chellaston, Derby, DE73 5SB



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Arguably one of the best examples of its type in the area. Sited on a private road in this highly sought after locality and situated within the Chellaston Academy catchment is this comprehensively upgraded and extended traditional detached family home requiring a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Tastefully appointed throughout and benefitting from gas central heating together with UPVC double glazing, this delightful house enjoys a substantial south facing landscaped plot. In brief; reception hall, dining room, sitting room flowing through to a light and spacious sun room. A useful utility room with guests cloakroom / Wc flows through to a well equipped kitchen with feature range cooker. To the the first floor a landing leads to four bedrooms with a separate bathroom and shower room. Outside is a three car forecourt and extensive south facing rear garden. The property is sold freehold. Council tax band C. Energy rating D.

Reception Hall



Having composite and opaque double glazed entrance door, original oak floor, feature circular UPVC opaque double glazed window to side aspect, radiator, understairs storage cupboard and staircase to first floor.

Dining Room 13'0" x 10'9" (3.97 x 3.28)



Having feature fire surround, radiator, picture rail, coving to ceiling and UPVC double glazed curved bay window to front aspect.

Sun Lounge 11'8" x 11'0" (3.57 x 3.37)



Having a ceramic tiled floor, UPVC double glazed windows, radiator, matching UPVC double glazed French doors giving views and access over the extensive south facing private rear garden.

Sitting Room 12'4" x 10'8" (3.77 x 3.26)



Having a feature fire surround, television connection point, radiator, picture rail, coving to ceiling and sliding patio doors to:-

Utility Room 12'7" x 5'5" (3.85 x 1.67)



Having a range of oak wall and base cupboards with laminated working surfaces, space and plumbing for automatic washing machine, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor,

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radiator and UPVC opaque double glazed window to side aspect.

Guests Cloak Room/WC



Having white two piece suite comprising; low flush wc and wash hand basin nestling on a white high gloss vanity unit, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator and UPVC opaque double glazed window to front aspect.

Kitchen 13'11" x 8'9" (4.25 x 2.67)



Having a range of natural oak wall, base and drawer units with matching eye level glass display cabinets, feature five burner gas range with two electric ovens and grill, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling LED down lighters, composite and opaque double glazed door to garden and UPVC double glazed window to rear aspect.



First Floor Landing



With access to roof space (having pull down loft ladder, the loft being boarded and supplied with light).



Bedroom One 12'5" x 10'0" (3.81 x 3.06)



Having a wood grain effect laminate floor, radiator and UPVC double glazed window offering delightful views over the rear garden.



Bedroom Two 13'3" x 10'9" (4.04 x 3.29)



Having a wood grain effect laminate floor, radiator and UPVC double glazed curved bay window to front aspect.

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Bedroom Four 8'10" x 7'3" (2.70 x 2.23)



Bedroom Three 7'7" x 7'1" (2.32 x 2.17)



Currently used as a home office and having a wood grain effect laminate floor, radiator and UPVC double glazed window to rear aspect (again offering delightful views over the rear garden).

Bathroom 6'10" x 5'6" (2.09 x 1.68)



Currently used as a dressing room and having a wood grain effect laminate floor, radiator and UPVC double glazed window to front aspect.



Having a modern white two piece suite comprising; wash hand basin nestling on a white high gloss vanity unit, feature double ended spa bath with chrome shower attachment and mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, chrome heated towel rail, built in storage, ceiling LED down lighters, extractor fan and UPVC opaque double glazed oriel bay window to front aspect.

Shower Room



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in quadrant shower cubicle with feature fixed head mains fed drench shower together with hand held shower attachment, chrome shower cabinet and door, complimentary ceramic tiled walls with contrasting floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a private position, at this sought after residential address, sited within the renowned Chellaston Academy catchment area and located on an extensive landscaped mature, south facing plot. To the front is a block paved and shrubbed fore court giving car standing space for approximately 2/3 cars with twin wooden access gates leading to the super private rear garden, enclosed by close panelled fencing together with well trimmed privet

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hedging, laid to two lawns with patio area, deep filled mature shubbed borders and feature kitchen garden area with raised planters, timber potting shed and greenhouse. The garden enjoys a cold water tap and double electric socket with garden lighting.



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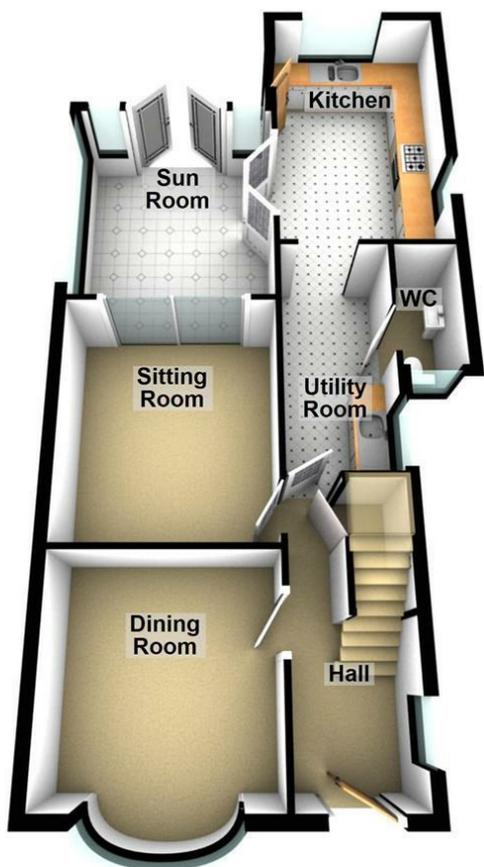
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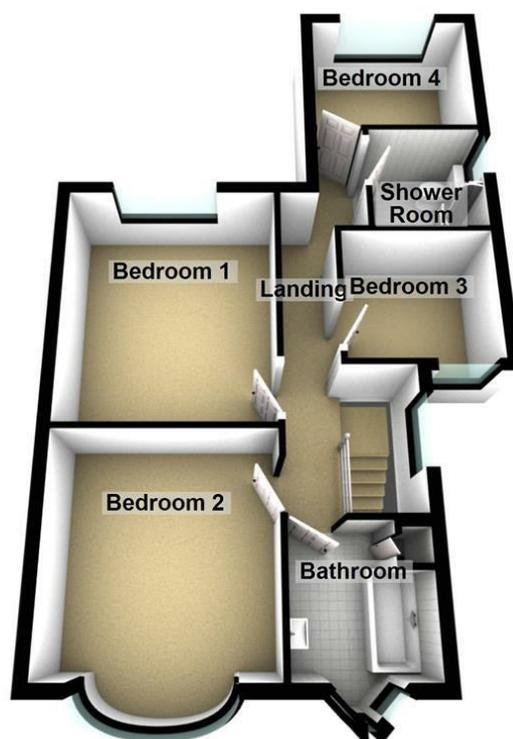
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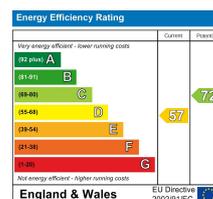
Ground Floor



First Floor



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