





**** IMPRESSIVE EXECUTIVE
DETACHED FAMILY HOME ****

Located in a quiet cul de sac on a popular development in Chellaston, Which is in the Chellaston Academy catchment area. Well proportioned property offering an entrance hall with a guest cloakroom, lounge and a Bedroom/Family room, fitted dining kitchen and a conservatory. Utility room and a lean-to down the side of the property. Four first floor bedrooms, en suite shower room and a bathroom with bath and separate shower. Beautiful gardens, drive and a single garage.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, radiator, Karndene flooring, under stairs storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

FAMILY ROOM/ BEDROOM 5

Upvc double glazed window and a radiator.

LOUNGE

Feature fireplace with coal effect living flame gas fire and an Adams style surround. radiator, upvc double glazed window, door to the kitchen and patio doors into the conservatory.

CONSERVATORY

Brick base, upvc double glazed windows and doors onto the garden, Karndene flooring and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with granite work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob, integrated dishwasher and space for a washing machine. Two upvc double glazed windows onto the garden, porcelain tiled floor and a radiator.

UTILITY ROOM

Fitted units, work surface, sink and drainer unit, plumbing and space for a washing machine and a door to -



LEAN TO

Fitted units with work surface, appliance spaces, 2 doors to the outside and a door to the garage.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Built on wardrobes, radiator and upvc double glazed window.







EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Built in wardrobes, upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.

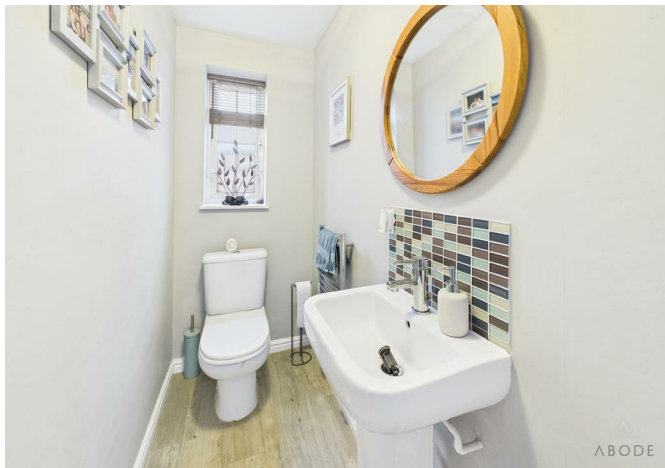


BATHROOM

Panel enclosed bath, enclosed shower, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

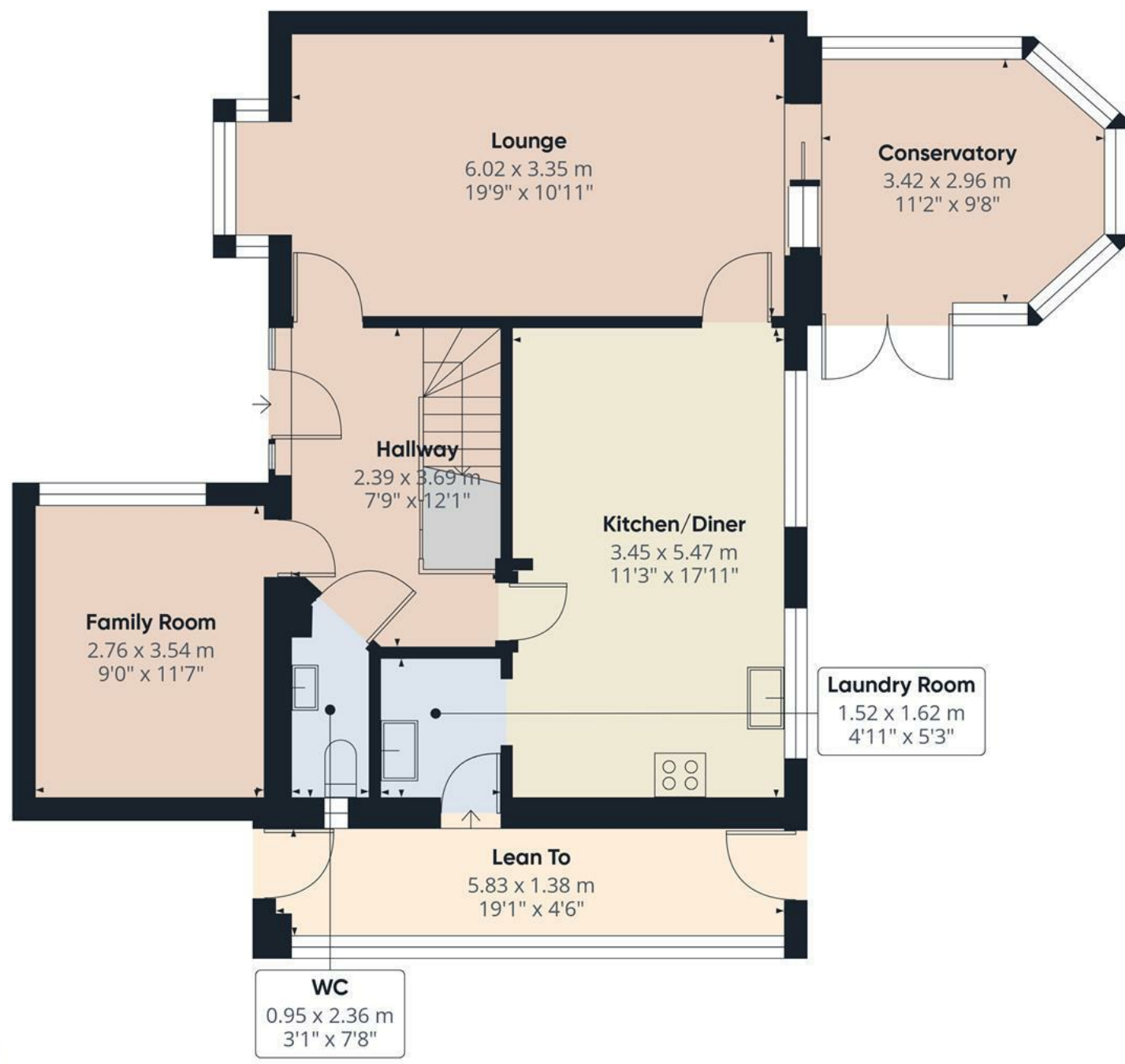
OUTSIDE

Front drive, gated access to the enclosed rear garden offering indian sand stone paved seating area, lawn with well stocked borders and a pergola.









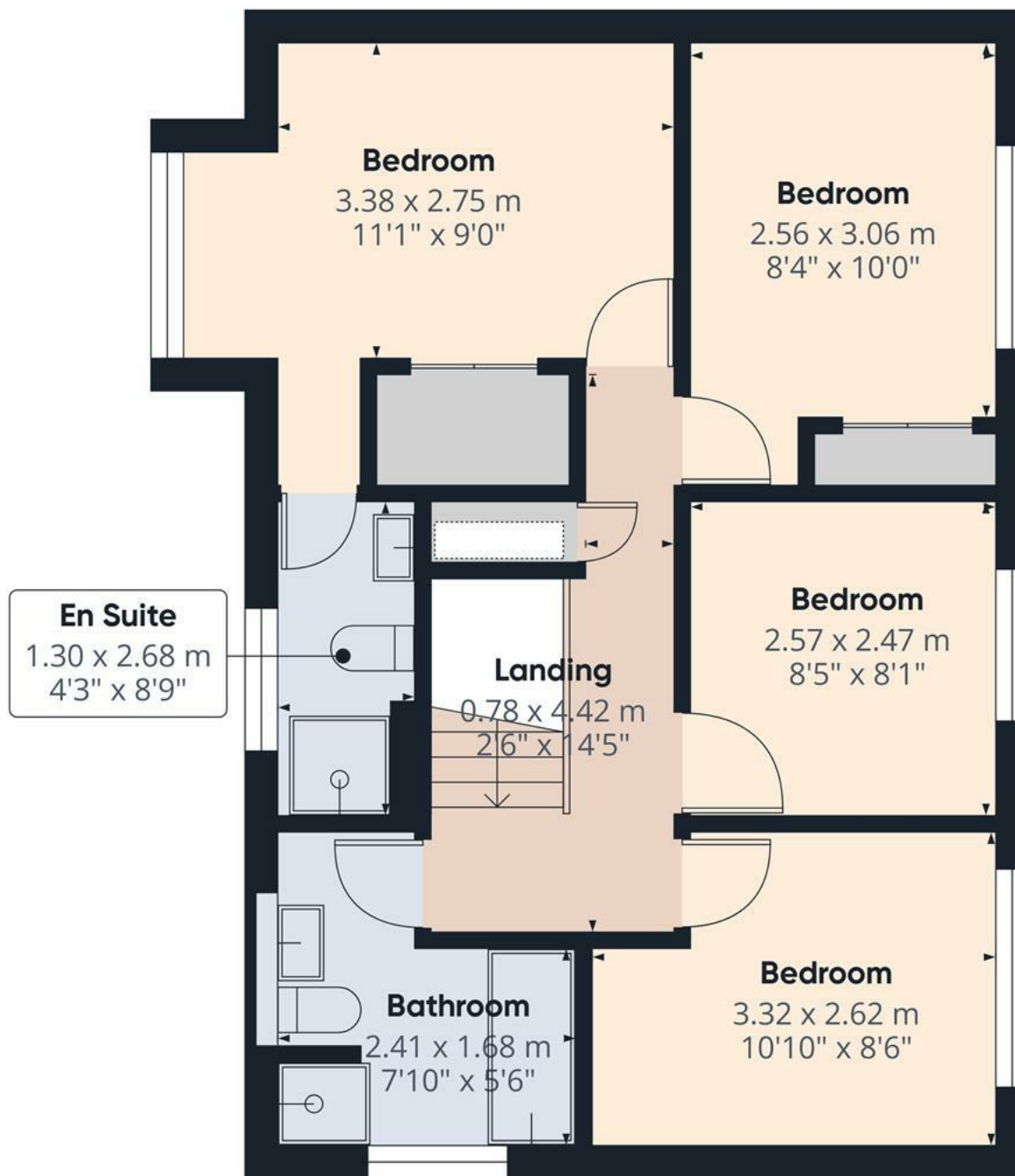
Floor 0

Approximate total area⁽¹⁾
81.9 m²
881 ft²

(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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Floor 1

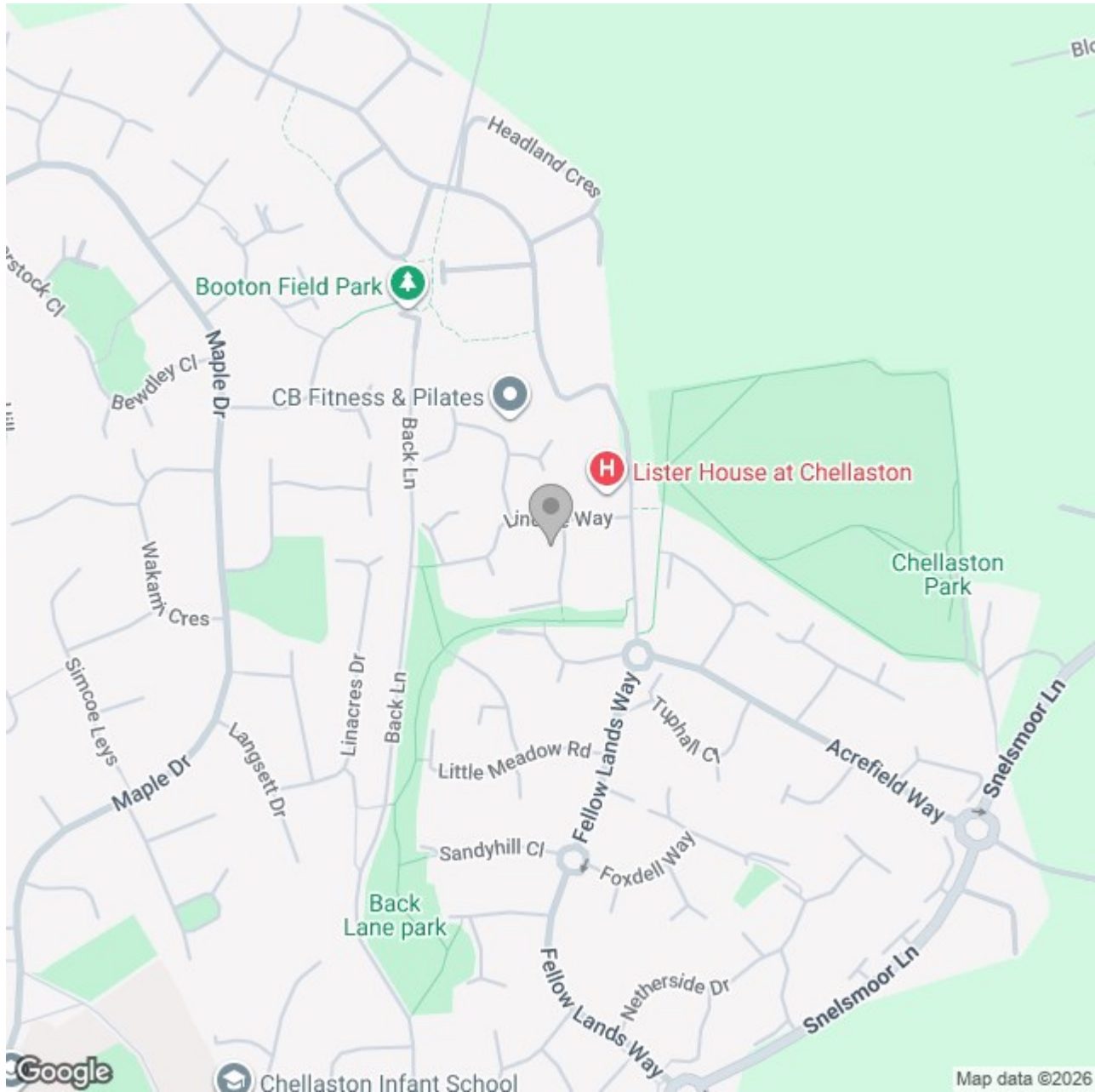
Approximate total area⁽¹⁾

50.6 m²
546 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 