



3 Bed House - Detached

131 Parkway
Chellaston
Derby
DE73 5QB

£1,550 Per Calendar Month

Fletcher
& Company

131 Parkway
Derby
DE73 5QB



- Detached Family Property (Three/ Four Bedrooms) • South Facing Rear Garden • Kitchen Dining Room • Separate Living Room • Conservatory / Sunroom • Downstairs WC • Master Bedroom With Inbuilt Storage And En-Suite • Amazingly Extended To The Ground Creating An opportunity For a Fourth Bedroom/ Gym/ Office/ Cinema Room • Parking For Several Vehicles • Garage For Storage

EXTENDED & VERY FLEXIBLE FAMILY PROPERTY - The detached accommodation comprises in brief: entrance hall with a guest WC. Dual aspect family dining kitchen with a built-in double oven, hob, dishwasher and double glazed doors opening onto the rear patio. Spacious lounge with patio doors to the double glazed rear conservatory, this leads perfectly into the extended area of this property, currently cinema room/ home working office, which can easily double up as a fourth bedroom or similar.

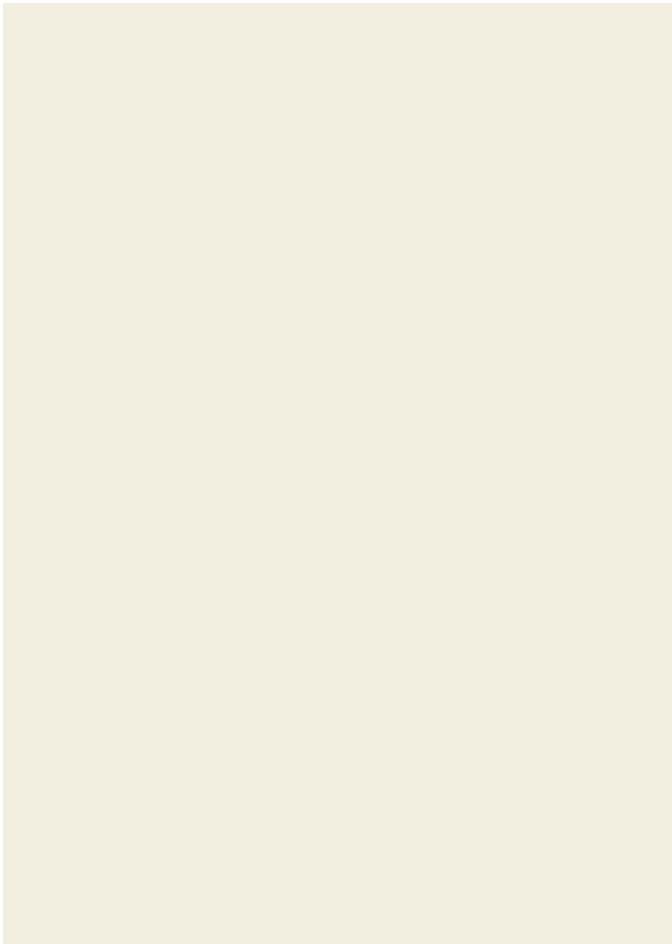
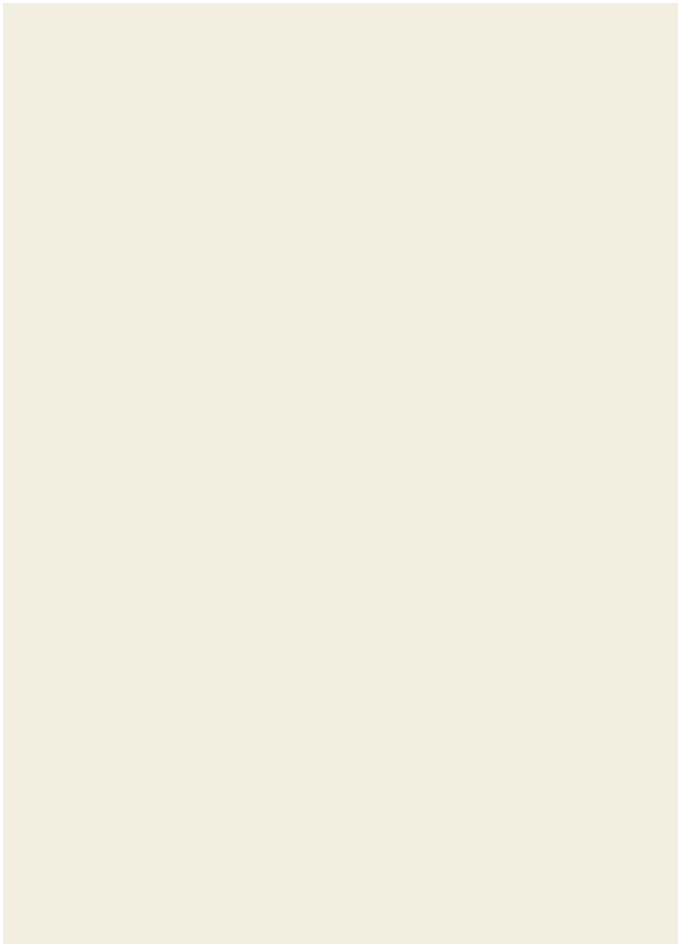
To the first floor, the gallery style landing leads to the master bedroom, which has an en-suite shower room and a range of fitted wardrobes. A good size second bedroom and third single bedroom. There is also a family bathroom with an over bath shower. The property benefits from gas central heating and double glazing.

Externally there is a newly laid cobbled area to the front of the property which is suitable for parking, with an allocated space in front of the garage, to the rear, is a beautiful south facing garden, with a vast patio area and a nicely laid lawn making this a lovely enclosed and private area to enjoy the outside.

This family home is ideally positioned within the Bonnie Prince Estate, with access to the nearby A50 (which in turn leads to the M1 and A38/M6). There are also good local roads to Raynesway (A6/A52) and the nearby Rolls Royce sites.

Available early July 2026 (there is a chance that this may be available sooner, please discuss this with the branch)

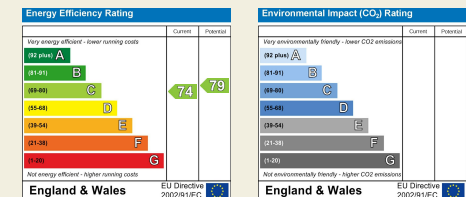




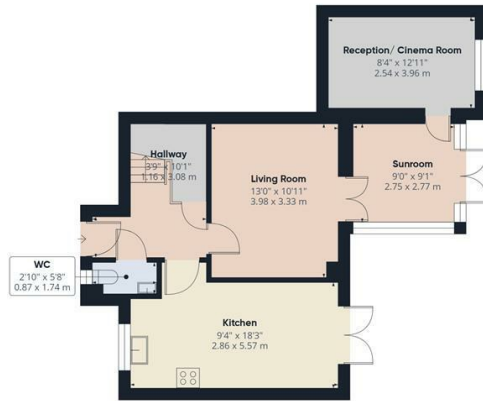
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

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



Fletcher
& Company



Floor 0



Floor 1

Approximate total area[®]
1006 ft²
93.4 m²

(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.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.