

8 Athens Court, Chellaston, Derby, DE73 5BY

Offers Around £310,000

Freehold



- A Well Presented, Three Storey Townhouse
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge & Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Principal Bedroom with Dressing Room & En-Suite to Second Floor
- Low Maintenance Rear Garden
- Garage & Driveway
- Popular Residential Location
- Close to an Excellent Range of Amenities
- Easy Access to Transport Links





Summary

This is a tastefully presented, three storey, four bedroom, mid-townhouse located on the Bonnie Prince estate in highly desirable Chellaston.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, very spacious lounge and dining kitchen. There are three bedrooms and a bathroom to the first floor and the second floor leads to the principal bedroom with dressing room and en-suite.

There is a low maintenance rear garden and to the front there is a single garage and driveway.

F&C

The Location

The Bonnie Prince estate offers a good range of amenities including a parade of shops, primary school, easy access into the centre of Chellaston, which has a reputable secondary school and easy access into Derby City centre. The property is highly convenient for the A50 and M1 motorway as well as major employers including Rolls Royce and Toyota.

Accommodation

Ground Floor

Entrance Hall

17'0" x 3'5" (5.20 x 1.06)

A panelled and glazed entrance door provides access to entrance hall with central heating radiator and staircase to first floor with storage space beneath.

Fitted Guest Cloakroom

6'10" x 2'11" (2.09 x 0.90)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and window to front.

Lounge

15'7" x 15'5" (4.75 x 4.70)

Having two central heating radiators and double glazed French doors to garden.



Dining Kitchen

16'11" x 8'4" (5.16 x 2.56)



Kitchen Area

A stylish, refitted kitchen with contemporary style worktops with tiled surrounds, inset sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, induction hob with extractor hood over, built-in oven, built-in combination microwave oven, integrated fridge freezer and washing machine and window to front.



Dining Area

Having a central heating radiator.



First Floor Landing

9'8" x 3'8" (2.97 x 1.13)

A semi-galleried landing with staircase to second floor and airing cupboard.

Bedroom Two

15'6" x 12'3" (4.73 x 3.74)

A spacious room with central heating radiator and window to rear.



En-Suite Bathroom

8'1" x 6'3" (2.48 x 1.92)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator, shaver point and recessed ceiling spotlighting.



Bedroom Three

10'2" x 8'3" (3.12 x 2.54)

With central heating radiator and window to front.



Bedroom Four

6'11" x 6'10" (2.11 x 2.10)

Having a central heating radiator and window to front.



Second Floor Landing

3'2" x 3'1" (0.98 x 0.95)

A small landing with central heating radiator.

Principal Bedroom

12'11" x 11'7" (3.94 x 3.55)

With central heating radiator, feature wood panelled wall, useful storage cupboard, window to front and arched doorway to dressing room.



Dressing Room

7'6" x 3'2" (2.31 x 0.97)

Having a central heating radiator, fitted wardrobes and door to en-suite.



En-Suite Shower Room

7'8" x 7'7" (2.36 x 2.32)

Appointed with a low flush WC, vanity unit with storage cupboards and drawers beneath, spacious shower cubicle, wall mounted toothbrush charger, central heating radiator and Velux window to rear.



Outside

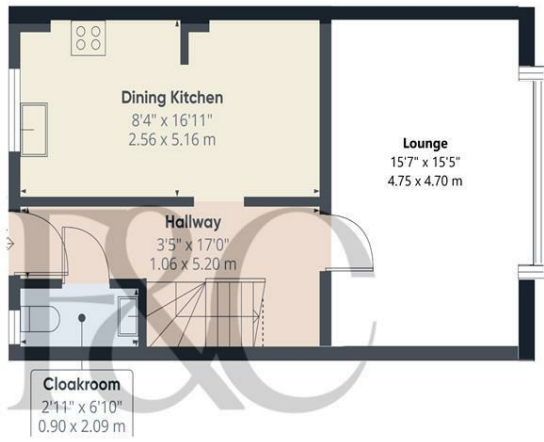
To the front of the property is a lawn fore-garden with steps leading up to the front door. The property also benefits from a single garage and driveway.

To the rear of the property is a low maintenance garden enclosed by timber fencing and featuring a central lawn with two spacious, paved patio areas.

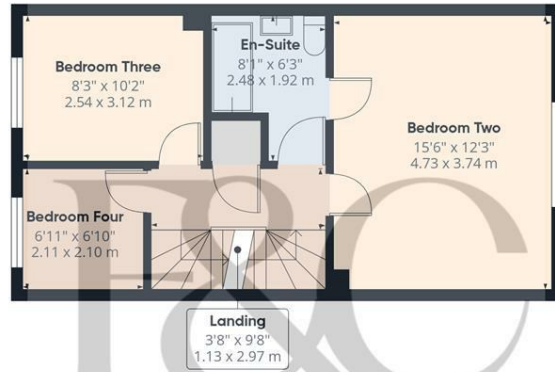


Council Tax Band D

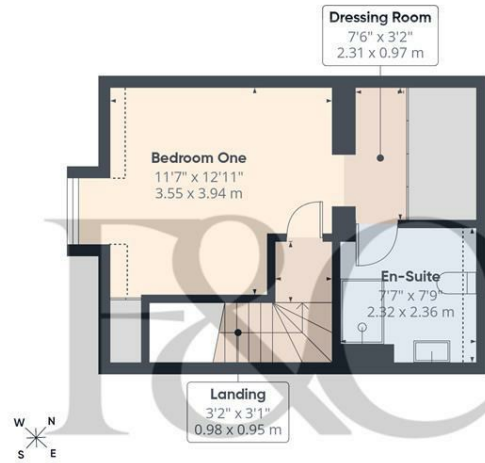




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

936 ft²
86.9 m²

Reduced headroom

23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	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	