



19 Slade Lands Drive, Derby, DE73 6QB

£290,000

Welcome to this modern semi-detached house located on the desirable Slade Lands Drive in Chellaston, Derby. This charming property offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals seeking a welcoming home.

The house features a well-designed layout that includes a spacious open plan reception room, perfect for entertaining guests or enjoying quiet evenings with family. The 'L' shaped dining kitchen is the show stopping feature of the home. Extended into the former garage, the dining element overlooks the low maintenance garden, whilst the cooking area benefits from a host of fully fitted integrated appliances and itself leads onto a zone that can be a sitting area / day room / study. It is currently used as the vendors gym. The property boasts three generously sized bedrooms,. With two bathrooms, including an en-suite,

The contemporary design of this home ensures that it meets the needs of modern living, while its nearly new condition means you can enjoy the benefits of a fresh and well-maintained environment. The location in Chellaston is particularly appealing, offering a friendly community atmosphere with local amenities, schools, and parks within easy reach.

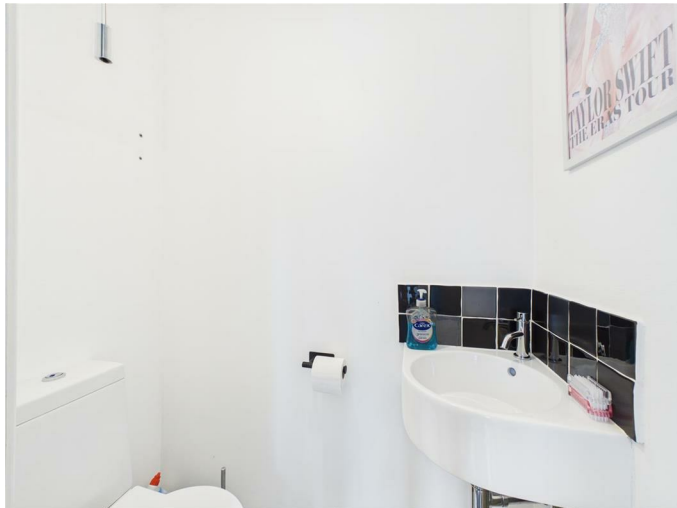
THE PROPERTY

GROUND FLOOR

ENTRANCE HALL 3'2" x 6'8" (0.97m x 2.03m)

Entered via a UPVC door, this welcoming room features black ceramic tiles, radiator and doors to the lounge and downstairs WC

GUEST CLOAKROOM / WC 4'10" x 2'7" (1.47m x 0.79m)



Tiles to match hallway. 2 piece suite in white.

LOUNGE 13'7" max x 17'0" max (4.14m max x 5.18m max)



Open plan room containing stairs to upper floor, with feature fireplace and hearth containing gas coal effect fire (currently not used). 2 x Gas fired hot water radiators.

KITCHEN / DINING AREA 13'6" x 8'1" (4.11m x 2.46m)



Forming one part of an 'L' open plan Kitchen / Dining / Day Room area, this is used predominantly for dining and over looks the rear garden via an attractive bay window and double patio doors. Contains an LG American Style double door fridge freezer available by separate negotiation.

KITCHEN / DAY ROOM 24'7" x 7'11" (7.49m x 2.41m)

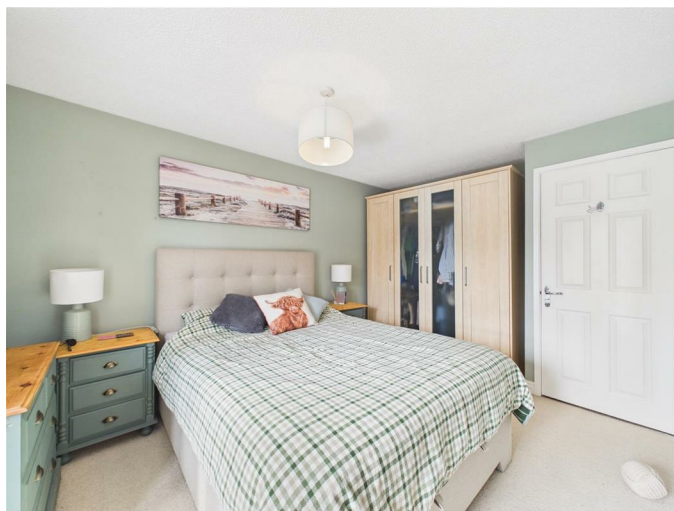
The 2nd part of the 'L' shaped kitchen contains integrated appliances including a dish washer and SMEG 'range style' cooker. The room extends into a converted garage to offer a play area, office, gym or separate sitting room.

UPPER FLOOR

LANDING

Contains loft hatch (with fitted ladder) to part boarded loft

MASTER BEDROOM 13'7" x 14'2" (4.14m x 4.32m)



Located at the front of the home and containing a built in airing cupboard with hot water tank and door to en suite

EN SUITE 7'2" x 4'10" (2.18m x 1.47m)



Featuring a three piece suite in white including a walk in shower.

BEDROOM TWO 11'1" x 7'10" max (3.38m x 2.39m max)



Currently used as an office, this overlooks the rear and features a gas fired hot water radiator

BEDROOM THREE 11'5 x 8'0" (3.48m x 2.44m)



Overlooking the rear and containing a gas fired hot water radiator

FAMILY BATHROOM 6'6" x 5'6" (1.98m x 1.68m)



Modern 3 piece suite including double ended bath with feature taps

OUTSIDE



To the front of the house is parking for several cars. Whilst the rear private garden benefits from a patio area, lawned area with some fruit bushes, pergola, decking area, shed and path to the side of the house.

DISCLAIMER AND ANTI MONEY LAUNDERING (AML)

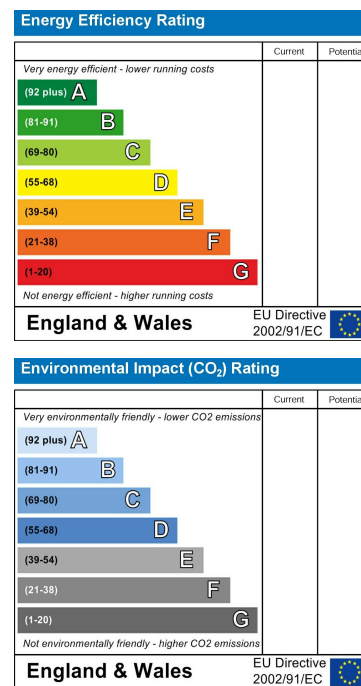
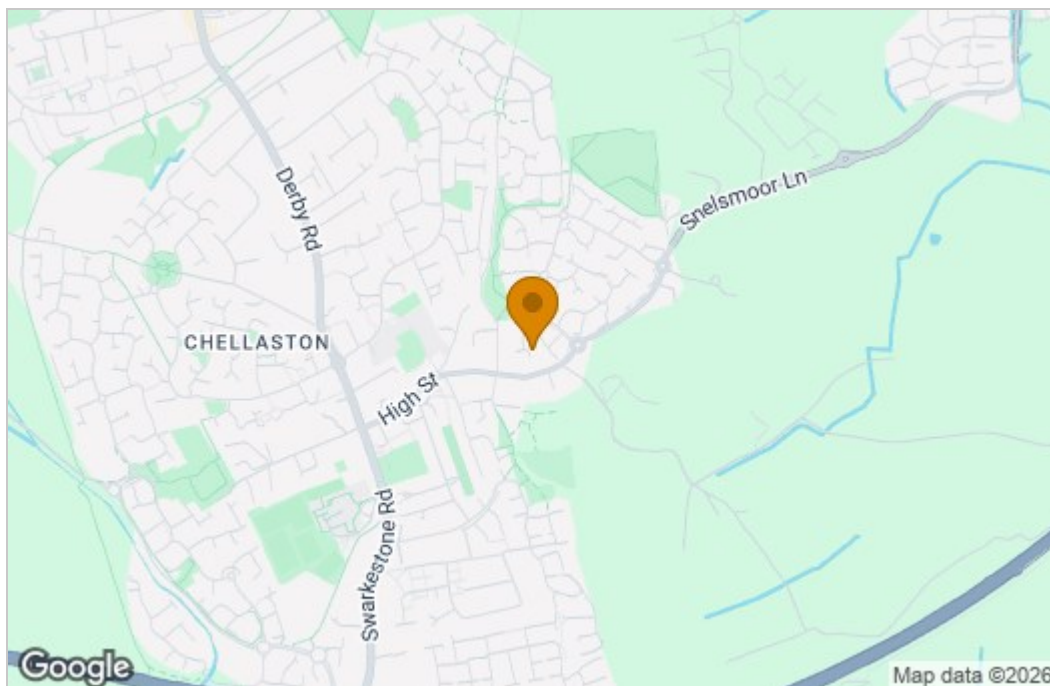
All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.