HOPKINS & DAINTY
ESTATE AGENTS









Chilham Way, Derby, DE24 5BN

£215,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and well maintained, modern three bedroom town house. Set on this popular residential estate in Boulton Moor, with a Southerly rear aspect and parking for two cars . Built by Persimmon Homes in 2017, this lovely home is convenient for access to the nearby A50 and A6/Raynesway. Providing ready to move into accommodation the stylish accommodation is accessed via an entrance hall which leads to a front lounge and rear kitchen/diner, with an integrated oven and hob and French doors opening onto the rear garden. There is also a guest WC located off the kitchen. On the first floor, the landing provides access to all three bedrooms and the main bathroom. The master bedroom has an En-suite shower room. The property has gas central heating off a combination boiler, double glazing and a delightful rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With a radiator and stairs rising to the first floor, door to:

Lounge 14'8" x 11'3">10'0" (4.48 x 3.44>3.06)



Spacious front sitting room with a radiator, double glazed front window and an under stairs storage space. Door to:

Kitchen/Diner 14'7" x 8'1" (4.45 x 2.48)



With double glazed French doors opening onto the garden. Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood, along with space for a washing machine and fridge/freezer. Cupboard housing the wall mounted gas boiler, a radiator, double glazed rear window and door to:

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, extractor vent and parts sloping ceiling.

First Floor Landing



With a decorative balustrade, access to the loft space and doors leading off.

Master Bedroom 11'10">9'4" x 8'3" (3.61>2.87 x 2.53)



Front bedroom with a radiator, double glazed window and door to:

En-Suite Shower Room 5'0" x 4'11" (1.53 x 1.51)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a radiator and extractor vent.

Bedroom 2 8'2" x 8'1" (2.51 x 2.47)



Rear bedroom with a radiator and double glazed window.

Bedroom 3 8'1" x 6'0" (2.48 x 1.84)



Single third bedroom (currently use as a dressing room), with a radiator and double glazed rear window.

Bathroom 6'10" x 5'6" max. (2.10 x 1.68 max.)



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a radiator, extractor vent and a double glazed front window.

Front/Driveway

To the front of the property there is a side by side driveway, providing parking for two cars.

Rear Garden



Delightful enclosed rear garden which is South facing. With a patio seating area, lawn garden with planted borders, a fence boundary and a gate to the the shared access path.

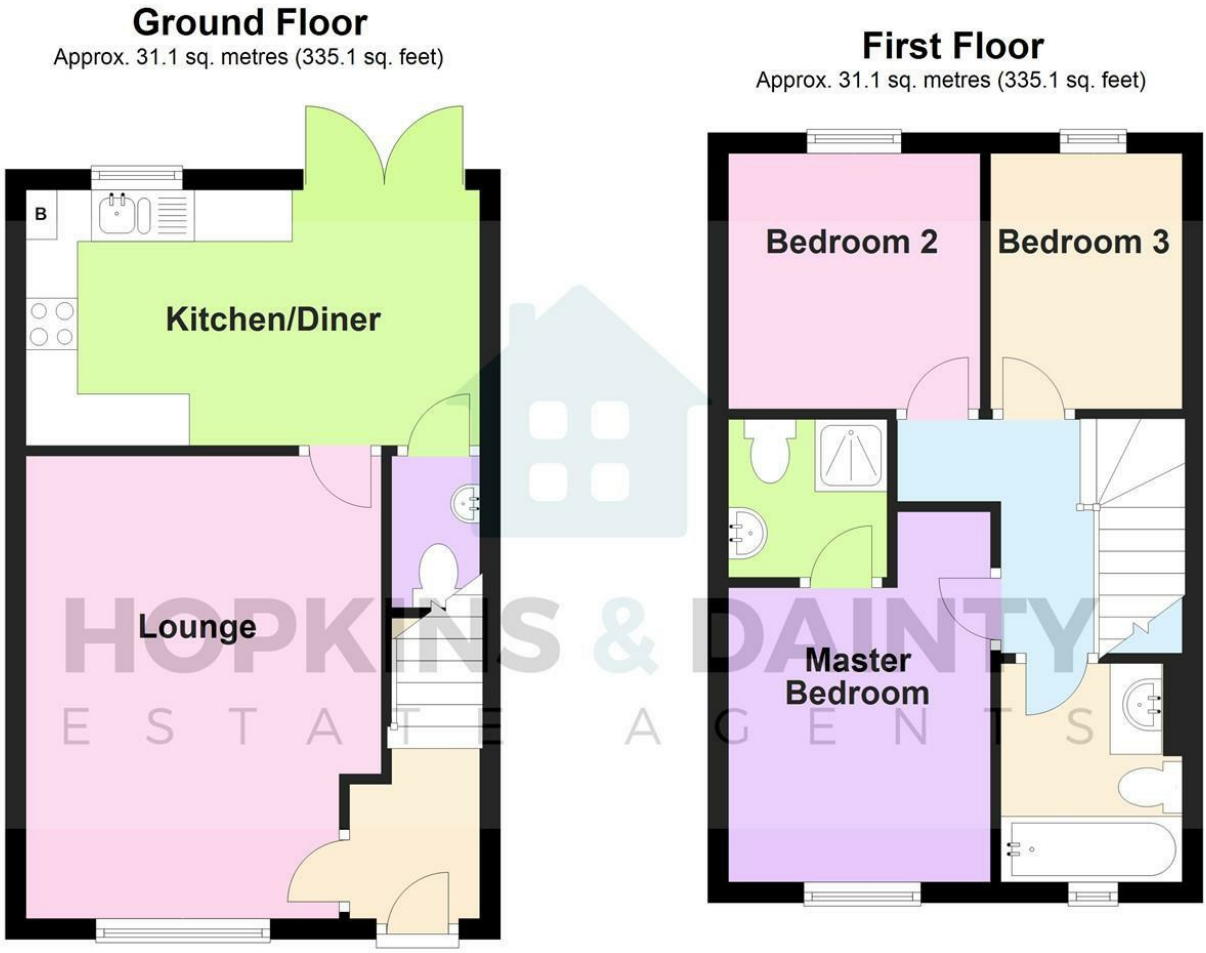
Service Charge

We understand that this property is subject to an annual estate maintenance charge of approximately £120.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

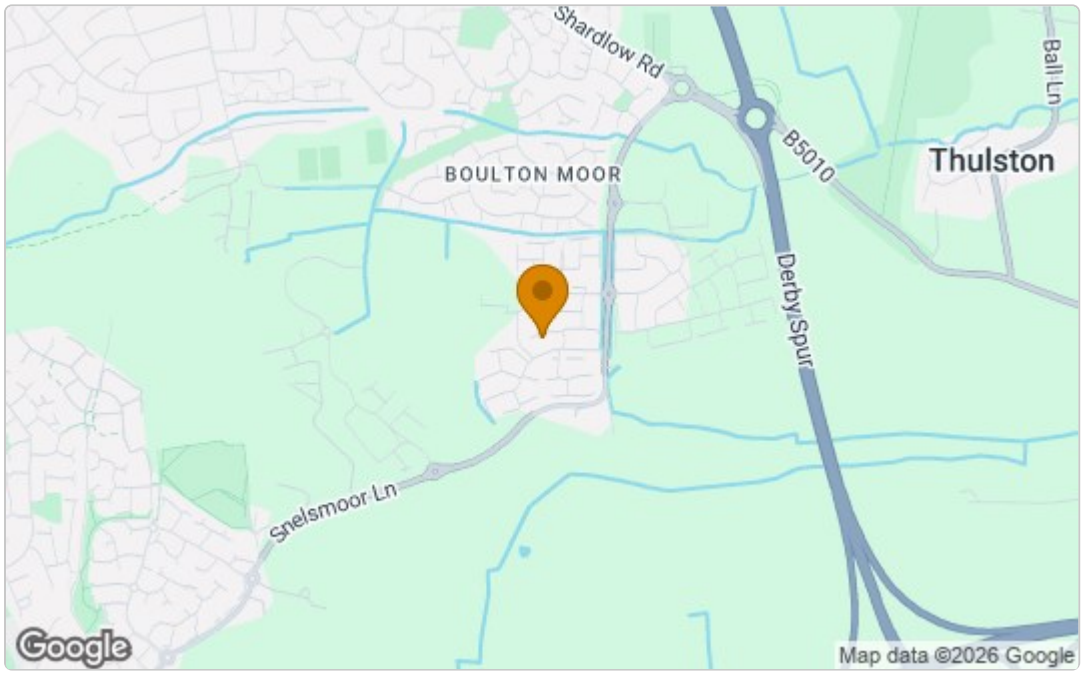
Floor Plan



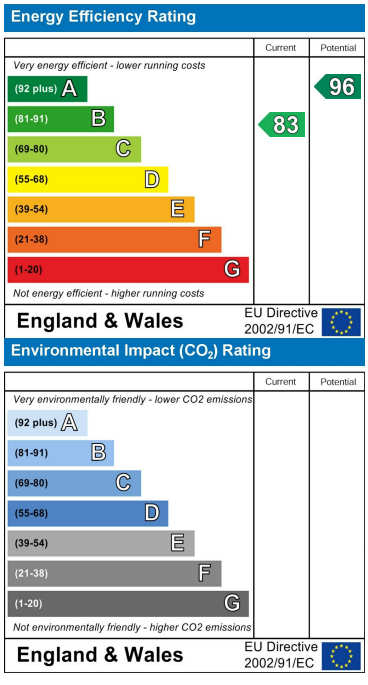
Total area: approx. 62.3 sq. metres (670.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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