ABODE
SALES & LETTINGS

Hillsway, Derbyshire, DE73 6RN

£250,000

https://www.abodemidlands.co.uk/

**** OFFERED FOR SALE WITH NO UPWARD CHAIN ****

Located on the sought-after cul de sac called Hillsway in Chellaston This detached property offers plenty of potential and in brief offers a hall with guest cloakroom/wc, lounge diner, fitted kitchen with utility room. Three first floor bedrooms and a family bathroom. Drive, garage and a rear garden. Chellaston remains a highly popular suburb, known for its excellent schools, shops, cafés, parks, and convenient transport links into Derby and the wider region, making it an ideal location for families!

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

CLOAKROOM
Low flush wc, vanity sink unit with wash hand basin and storage under and radiator.

LOUNGE DINER
Upvc double glazed window to the front and window and door to the rear, two radiators, feature coal effect living flame gas fire.

KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Breakfast bar, radiator, hatch to the dining area and a upvc double glazed window.

UTILITY ROOM
Fitted cupboards, plumbing and spaces for a washing machine and dishwasher. Additional appliance spaces and upvc double glazed window and door to the garden.

FIRST FLOOR LANDING
Upvc double glazed window to the side and doors to -

BEDROOM I
Fitted wardrobes and cupboards, upvc double glazed window, radiator.

BEDROOM 2
Upvc double glazed window and a radiator.

BEDROOM 3
Fitted cupboard, upvc double glazed window and a radiator.

BATHROOM
Enclosed shower, wash hand basin. Low flush wc, airing cupboard and two uovc double glazed windows.

OUTSIDE
To the front of the property there is a good size drive and single garage. The rear offers a paved garden and mature shrubs, plants and trees.

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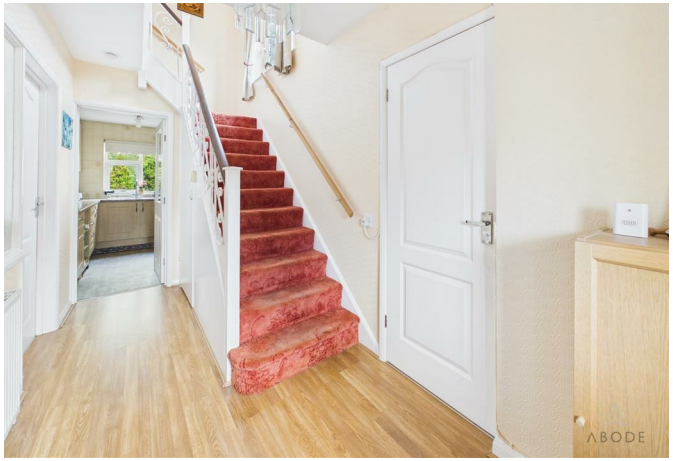
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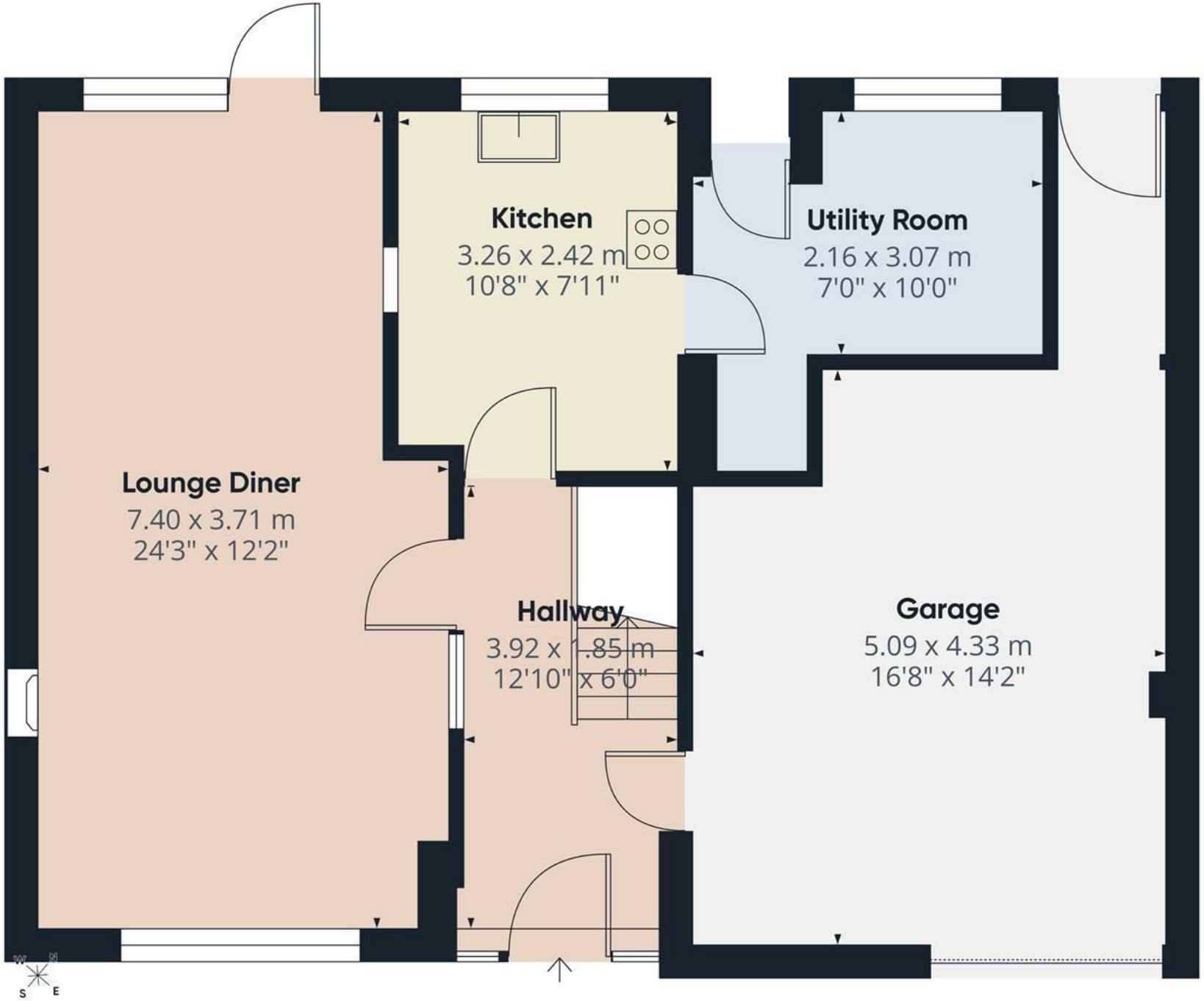

Floor 0

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Approximate total area(1)

71.6 m²

771 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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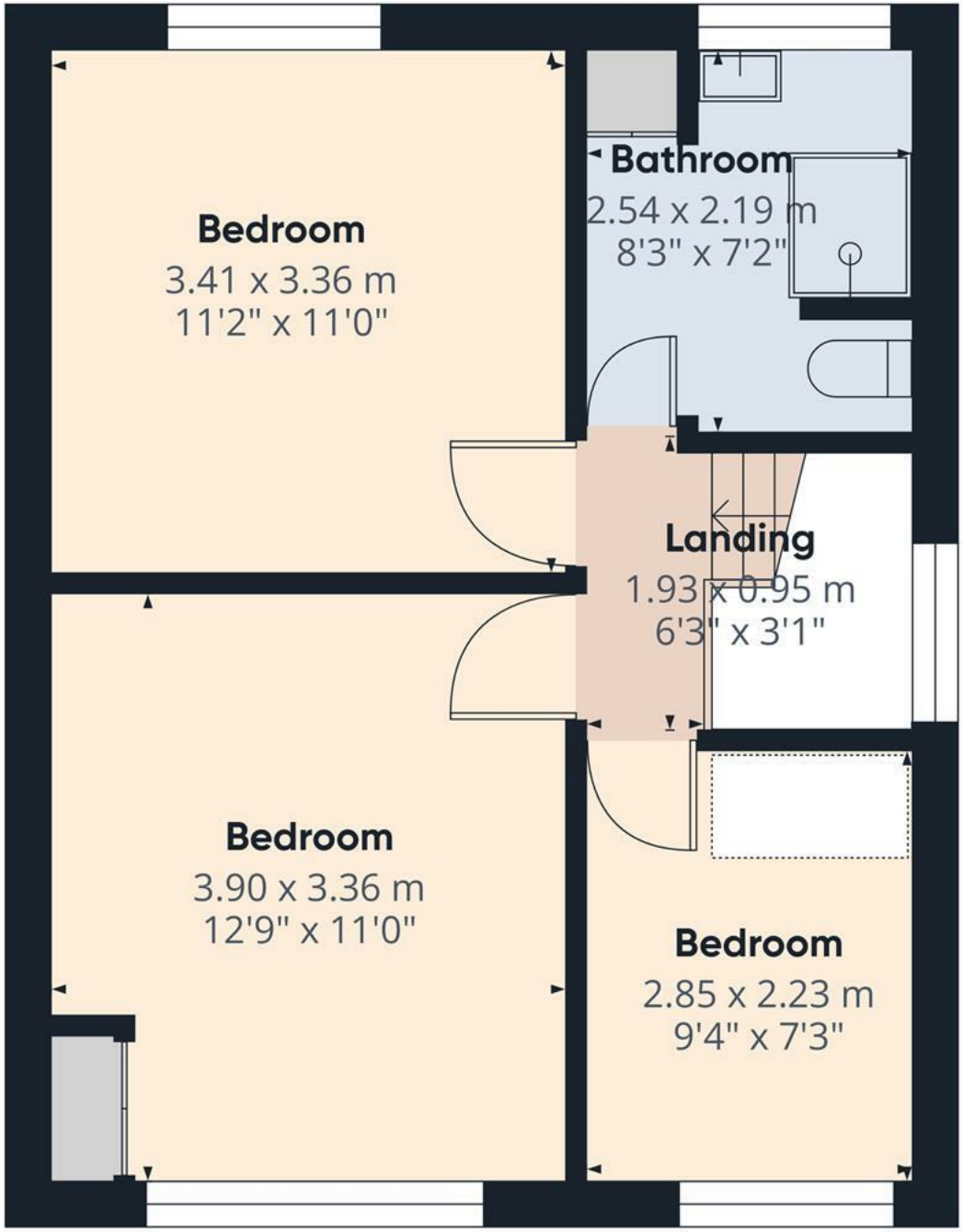

Floor 1

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Approximate total area(1)

37.8 m²

406 ft²

(1) Excluding balconies and terraces

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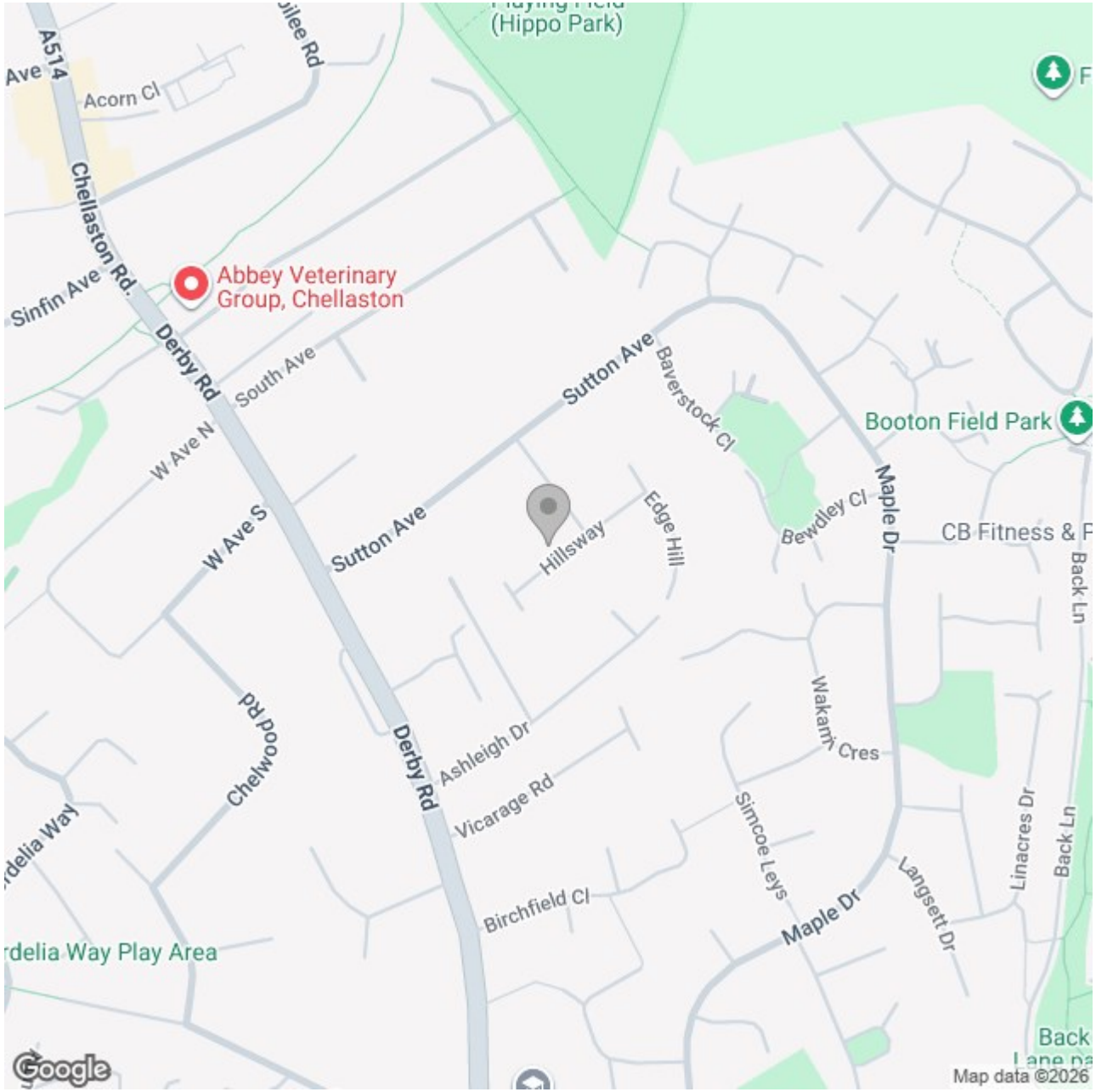

Energy Efficiency Rating

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

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