

# Fletcher & Company

42 Woodgate Drive, Chellaston, Derby, DE73 6UX

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Offers Around £385,000

Freehold

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- Redrow Flagship Professionally Interior Designed Show home
- Ideal for a Family
- Entrance Hall & Fitted Guest Cloakroom
- Lounge
- Open Plan Dining Kitchen & Utility
- Four First Floor Bedrooms & Bathroom
- Principle Bedroom with En-Suite
- Private Enclosed Garden
- Driveway & Garage
- Close to Excellent Transport Links







## Summary

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A superbly presented, modern, four bedroom, detached, Redrow built home situated on the Brindley Park development in Chellaston.

The property would ideally suit a family looking for low maintenance living in a popular residential location. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, dual aspect lounge, open plan dining kitchen with utility off, principle bedroom with en-suite shower room, three further bedrooms and bathroom. The property also benefits from an Apple AirPlay wireless speaker system throughout the house.

To the side of the property is a good sized driveway leading to a detached single garage. The rear garden offers a good degree of privacy with no overlooking from the back and features a patio area, lawn, pergola, brick walling and timber fencing with a backdrop of mature trees.

# F&C

## **The Location**

Chellaston is a popular location with a busy high street, a varied selection of shops, small retail park with supermarket, primary school, Chellaston Academy and easy access to the A50 and Derby City centre.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

An entrance door with double glazed sidelights provides access to spacious entrance hall with wood effect flooring, useful fitted cloak cupboard, central heating radiator and staircase to first floor.



#### **Fitted Guest Cloakroom**

6'2" x 3'4" (1.90 x 1.04)

Appointed with a low flush WC, wash handbasin and central heating radiator.





### Dual Aspect Lounge

21'0" x 11'8" (6.42 x 3.58)

A bright and airy space with double glazed window to front, matching French doors with sidelights to rear, two central heating radiators and attractive glazed doors through to the hallway.



### Open Plan Dining Kitchen

21'0" x 11'6" (6.42 x 3.53)

Also a light and airy dual aspect room with double glazed windows to front and rear and comprising:



**Spacious Lounge/Dining Area**  
With central heating radiator.



**Fitted Kitchen**

Comprising granite effect worktops with matching upstands, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards with downlighting, inset four plate gas hob with extractor hood over and built-in oven beneath, integrated dishwasher, fridge and freezer, stylish wood effect flooring and door to utility.





### Utility

6'8" x 6'0" (2.05 x 1.85)

Featuring granite effect worktops with matching upstands, inset sink unit, fitted base cupboard, wall mounted cupboard housing the boiler, appliance space suitable for washing machine and tumble dryer, understairs cupboard, central heating radiator, wood effect flooring and panelled and glazed door to garden.



### First Floor Landing

Having a feature semi-galleried landing with access to loft space, central heating radiator and double glazed window to rear.



### Bedroom One

10'5" x 9'10" (3.19 x 3.00)

With central heating radiator, fitted wardrobes with sliding mirrored doors, double glazed window to front and door to tastefully appointed en-suite shower room.



### En-Suite Shower Room

8'5" x 4'5" (2.58 x 1.35)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to front.





### Bedroom Two

12'0" x 9'3" (3.67 x 2.83)

Having a central heating radiator, fitted wardrobe with sliding mirrored doors and double glazed window to front.



### Bedroom Three

11'10" x 8'8" (3.63 x 2.66)

With central heating radiator and double glazed window to rear.



### Bedroom Four

8'0" x 8'1" (2.45 x 2.48)

Currently used as an office but could be easily converted back to a bedroom with central heating radiator and double glazed window to rear.





## Bathroom

8'5" x 6'6" (2.58 x 1.99)

Partly tiled with a stylish white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower attachment, chrome towel radiator, airing cupboard and double glazed window to front.



## Outside

The property is set back behind a low maintenance garden with slate chipping border, curved pathway, timber and wrought iron balustrade and mixed hedging. Adjacent to this is a tarmac driveway which leads to a detached garage with up and over door.

To the rear of the property is a very pleasant garden featuring a patio, lawn, gravelled seating area, borders, brick walling and timber fencing.



## Council Tax Band E





# Repton

GROUND FLOOR



FIRST FLOOR



## FOUR BEDROOM HOME

### GROUND FLOOR

Lounge	21'0" x 11'8"	6.42 x 3.58m
Kitchen/ Family Room	21'0" x 11'7"	6.42 x 3.53m*
Utility	6'8" x 6'0"	2.05 x 1.85
Cloaks	6'2" x 3'4"	1.90 x 1.04

### FIRST FLOOR

Bedroom 1	10'5" x 9'8"	3.19 x 3.00m*
En-suite	8'5" x 4'5"	2.58 x 1.35m*
Bedroom 2	12'0" x 9'3"	3.67 x 2.83m*
Bedroom 3	11'10" x 8'8"	3.63 x 2.66m
Bedroom 4	8'1" x 8'0"	2.45 x 2.48m
Bathroom	8'5" x 6'6"	2.58 x 1.99m*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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42 Woodgate Drive  
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Council Tax Band: E  
Tenure: Freehold

