

West Avenue South, Chellaston

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Offers in excess of
£425,000



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This property at a glance:



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West Avenue South, Chellaston



Sam says:

“Tucked away just off a quiet road, this lovely 4-bedroom detached home offers a great mix of modern style and family-friendly space. There’s parking for two cars side by side on the driveway, and inside, everything feels really well thought out.

The heart of the home is definitely the ‘Wren’ kitchen diner. A large, bright space with fantastic skylights and plenty of room for a dining table. There’s even room to create a further snug area. The bifold doors opening out into the beautiful garden has got to be my favourite feature. The kitchen island is perfect for family breakfasts or chatting with friends while cooking, and the integrated appliances make everything feel really sleek. There’s also a utility room with extra cupboards and a sink, keeping everything practical and tidy.

The living room at the front has a lovely bay window, letting in lots of light, and upstairs you’ll find three good double bedrooms and a generous single room. The bathroom and en-suite both have a modern light grey finish – the bathroom has a separate bath and shower, so there really is space for everyone!

Outside, the multi-level garden has a patio area and lawn, great for those family barbeques whilst you watch the children play.

Little touches like solid wood doors, chrome handles and light switches, and spotlights throughout show the attention to detail. It’s a really well-designed family home in a great area, close to good schools, shops, and everything you might need!”

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West Avenue South, Chellaston



Did you spot...

This fantastic newbuild home has high spec finishes throughout



A message from the seller:

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Floor Plan

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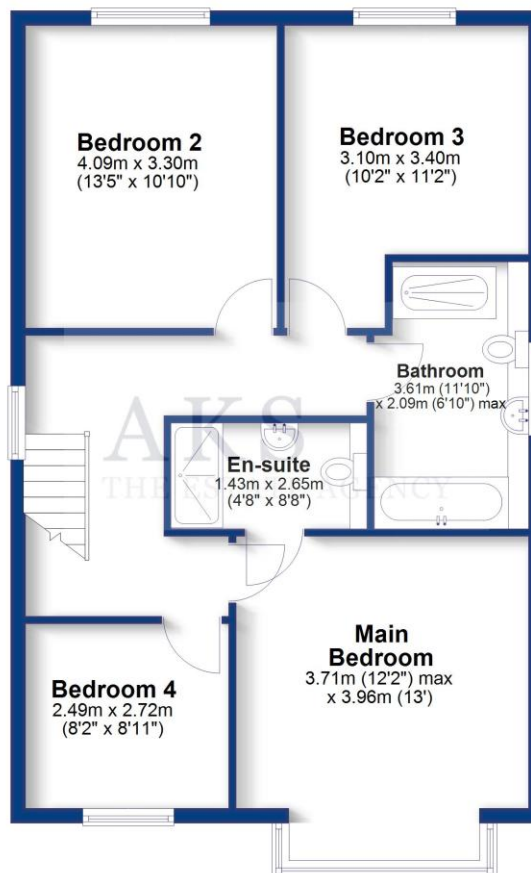
Ground Floor

Approx. 73.0 sq. metres (785.9 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.8 sq. feet)



Total area: approx. 145.9 sq. metres (1570.6 sq. feet)

 **Energy
Performance
Certificate**

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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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Key Features:

- 4 BEDROOM DETACHED HOME
- NO UPWARD CHAIN
- EXCLUSIVE NEW BUILD HOME WITH HIGH SPEC FINISH
- LARGE KITCHEN DINER WITH BIFOLD DOORS
- LOCATED IN THE DESIRABLE AREA OF CHELLASTON
- NHBC WARRANTY



About the area:

This area is always highly sought after by families in large part due to the excellent schools. There is a great selection of local shops, pubs and cafes all within walking distance, a choice of different parks for children and dog walkers alike and some lovely walks along the canal. Chellaston also benefits from excellent road links being just off the A50 and with Infinity Park Way also having opened in recent years.



Schools:

This home is within the catchment area of Chellaston infant/junior school and Chellaston Academy secondary school.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Sam** call
01332 30 30 30

[Click here](#) to watch
the property video



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