



**Directions**

From the offices of Hannells Estate Agents in Chellaston turn right onto High Street. At the traffic lights turn right and then left at the mini roundabout onto Parkway. Follow this road until taking a left turning onto Greenville Croft. The property can be clearly identified on the left hand side, just off the road, by the Hannells for sale board.



ONE OF OUR TOP RATED PROPERTIES

Viewing Strictly Via Appointment Only

**View this property**  
Get in touch and one of our expert agents will arrange to give you a full tour of this superb property  
[www.hannells.co.uk](http://www.hannells.co.uk)  
[enquiries@hannells.co.uk](mailto:enquiries@hannells.co.uk)  
Registered number: 4865503

1A Greenville Croft, Chellaston, DE73 5LB | **Freehold £215,000**



Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property.

They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

Generous space and versatile accommodation are the words to describe this beautiful property. This spacious four bedroom family home is situated on the most popular Bonnie Prince Estate in Chellaston so be sure to book your viewing early to avoid disappointment!

- THREE STOREY END TOWN HOUSE
- FOUR GOOD SIZED BEDROOMS
- SPACIOUS LOUNGE AND DINING KITCHEN
- MASTER SUITE WITH DRESSING AREA AND ENSUITE
- DRIVEWAY, GARDEN AND GARAGE



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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



PREMIER  
PROPERTY

Hannells *A Moving Experience*

## Hannells are delighted to present you with the opportunity of making this beautiful property your home.

Designated "Hannells Premier" status, this property comes with the Agencies special recommendation. As such, your viewing is strongly recommended: so please get in touch and we will arrange an appointment so that you can experience the property in full. If you have any questions or would like more information, please call and we'll be happy to help.

### Our View

Hannells are delighted to offer for sale this beautifully presented and spacious three storey, four bedroom, end town house located in the much sought after area of Chellaston. The property benefits from uPVC double glazing and gas central heating and the accommodation in brief comprises: Entrance hall, cloakroom with W.C, spacious lounge with walk in bay and French doors to the rear garden, well appointed fitted dining kitchen, three first floor bedrooms, first floor Jack and Jill family bathroom and a second floor master suite including master bedroom, dressing area with fitted wardrobes and a well appointed en-suite shower room. To the rear of the property is an enclosed garden with patio, lawn and fenced boundaries, a driveway runs alongside the property and gives access to a brick garage and parking space. Greenville Croft is convenient for local amenities including shops and well regarded schools together with good road links with the A50, A52, access for East Midlands Airport and the M1 motorway. The property falls within the catchment area for both Homefields Primary School and Chellaston Academy Viewing is essential to appreciate the size, standard and location of the accommodation on offer.



### Entrance Hall:

Having a door to the front elevation, radiator, stairs off to the first floor, under stairs store and Amtico flooring.

### Cloakroom:

Having a uPVC double glazed and obscured window to the front elevation, pedestal hand wash basin, low level W.C, tiled splash backs, radiator and Amtico flooring.

### Lounge: 15' 6" x 15' 0" (4.72m x 4.57m) Including Bay

Having a walk in bay with uPVC double glazed windows and French doors giving access to the rear garden, two radiators, television point, telephone point and Amtico flooring.

### Dining Kitchen: 17' 4" x 8' 6" (5.28m x 2.59m)

Having a uPVC double glazed window to the front elevation, a range of wall, base, drawer and display units, roll edge laminate work tops with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated double electric oven and grill, inset gas hob with cooker hood over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, radiator, cupboard housing a central heating boiler and Amtico flooring.

### First Floor Landing:

Having stairs off to the second floor and an airing cupboard housing a hot water tank.

### Bedroom Two: 15' 6" x 11' 10" (4.72m x 3.60m)

Having a uPVC double glazed window to the rear elevation, radiator and door to the Jack and Jill bathroom.

### Bedroom Three: 10' 4" x 8' 9" (3.15m x 2.66m)

Having a uPVC double glazed window to the rear elevation and a radiator.

### Bedroom Four: 7' 3" x 6' 6" (2.21m x 1.98m)

Having a uPVC double glazed window to the rear elevation, radiator and telephone/internet connection.

### Family Bathroom:

Having a pedestal hand wash basin, low level W.C, panel sided bath with mixer tap and shower head attachment, radiator, extractor and half height tiled walls.

### Second Floor Landing:

With radiator and opening to the master suite.

### Master bedroom: 13' 11" x 12' 1" (4.24m x 3.68m)

Having a uPVC double glazed window to the front elevation, radiator, archway to the dressing area and built in eaves store cupboard.

### Dressing Area:

Having a range of fitted wardrobes and a radiator.

### En-Suite:

Having a double glaze Velux window to the rear elevation, pedestal hand wash basin, low level W.C, fully tiled double shower cubicle with direct shower, shaver point, radiator, extractor, half height tiled walls, shaver point and Amtico flooring.

### Outside:

To the rear of the property is an enclosed garden with patio, lawn and fenced boundaries, a driveway runs alongside the property and gives access to a brick garage and parking space.

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