

## 7 Rosyth Crescent, Chellaston, Derby, DE73 5WY

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Offers In The Region Of £585,000  
Freehold

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- No Onward Chain
- Extensive & Well-Presented Property
- Ideal for a Family
- Many Upgrades Throughout
- Good Sized Driveway & Detached Garage
- Landscaped Rear Garden with Lawn & Patio
- Close to Rolls Royce & Excellent Transport Links
- Open Plan Dining Kitchen
- Four Bedrooms & Three Bathrooms
- Viewing Highly Recommended





## Summary

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**\*\* No Upward Chain \*\***

This is a fabulous and spacious, David Wilson built, four bedroom home in Chellaston.

Ideal for a family the property features double glazed and gas central heated accommodation with impressive entrance hall, fitted guest cloakroom, lounge, separate study, snug and open plan dining kitchen with utility off. The first floor accommodation features an impressive galleried landing with principle bedroom having a dressing room and en-suite shower room, three further bedrooms (one with en-suite shower room) and a family bathroom.

We would also point out that the property has had a recently fitted alarm system and combination boiler.

# F&C

## The Location

## Accommodation

### Ground Floor

#### Entrance Hall

13'9" x 8'3" (4.20 x 2.52)

A composite entrance door with double glazed insets provides access to fabulous entrance hall with central heating radiator, wood effect flooring, central staircase to first floor with understairs storage cupboard and decorative coving.



#### Fitted Guest Cloakroom

4'11" x 3'2" (1.52 x 0.98)

Appointed with a low flush WC and vanity unit with wash handbasin and storage beneath.

### Lounge

16'11" x 11'6" (5.16 x 3.52)

A spacious room with feature fireplace incorporating decorative surround, granite hearth and interior with living flame gas fire, central heating radiator, wood effect flooring and decorative coving, double glazed French doors to rear with bespoke shutters.



### Study

11'6" x 6'10" (3.52 x 2.10)

Having a central heating radiator, wood effect flooring, fitted storage cupboard and double glazed window to front.

### Snug

13'11" x 8'11" (4.25 x 2.74)

With central heating radiator, wood effect flooring, decorative coving and double glazed window to front.



## Open Plan L-Shaped Dining Kitchen



## Dining Area

17'4" x 8'9" (5.29 x 2.69)

With central heating radiator, wood effect flooring, double glazed windows to side and rear and double glazed French doors to side all with bespoke shutters.



### **Kitchen Area**

12'0" x 9'3" (3.68 x 2.82)

A high specification, refitted kitchen with granite worktops, matching upstands, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset four plate gas hob with extractor hood over, built-in double oven, integrated fridge freezer and dishwasher, wood effect flooring, double glazed window to rear and bifold door to utility room.



### **Utility Room**

7'6" x 5'0" (2.31 x 1.53)

Featuring granite worktops with matching upstands and tiles, inset sink unit, fitted base cupboard, appliance spaces suitable for washing machine and tumble dryer, wall mounted combination boiler and panelled and glazed door to side.

### **First Floor Landing**

13'10" x 9'0" (4.22 x 2.76)

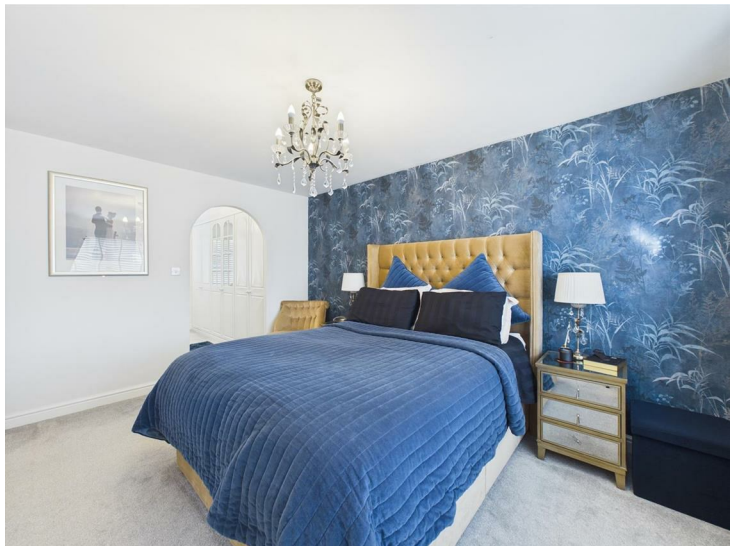
An impressive galleried landing with airing cupboard and central heating radiator.



## Principle Bedroom

13'7" x 11'10" (4.15 x 3.63)

With central heating radiator, fitted wardrobes, double glazed window to front and archway to dressing room.



### **Dressing Room**

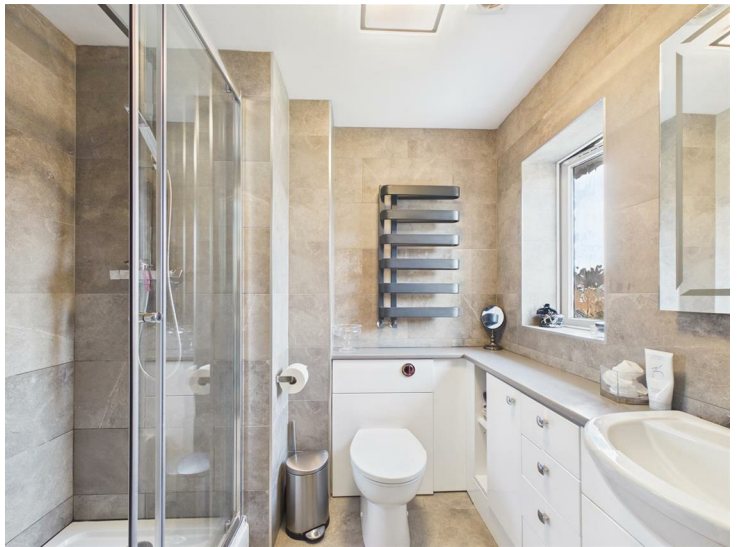
With ample fitted wardrobes, dressing table, central heating radiator, double glazed window to rear and door to en- suite.



### **Reappointed En-Suite**

7'3" x 5'9" (2.21 x 1.76)

Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin, excellent storage facilities, shower cubicle, towel radiator and double glazed window to rear.



### **Bedroom Two**

10'9" x 9'11" (3.30 x 3.03)

Having a central heating radiator, built-in wardrobes, double glazed window to rear and door to en-suite.



### **Reappointed En-Suite Shower Room**

7'9" x 4'2" (2.37 x 1.28)

Fully tiled and pointed with a low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle, stylish radiator and double glazed window to side.



### **Bedroom Three**

10'2" x 9'7" (3.10 x 2.94)

With central heating radiator, built-in wardrobes and double glazed window to front.



### **Bedroom Four**

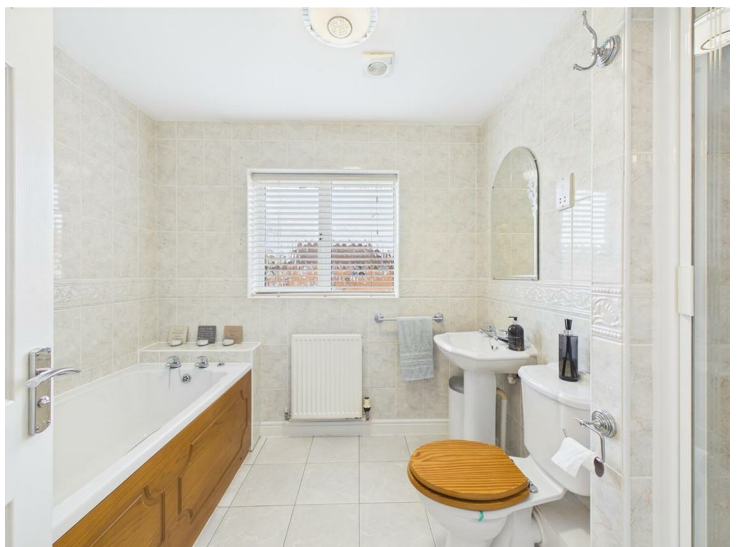
9'7" x 7'9" (2.93 x 2.37)

Having a central heating radiator, built-in wardrobes and double glazed window to front.

### **Bathroom**

7'10" x 7'2" (2.39 x 2.19)

Fully tiled and appointed with a suite comprising low flush WC, pedestal wash handbasin, panelled bath, shower cubicle, central heating radiator and double glazed window to rear.



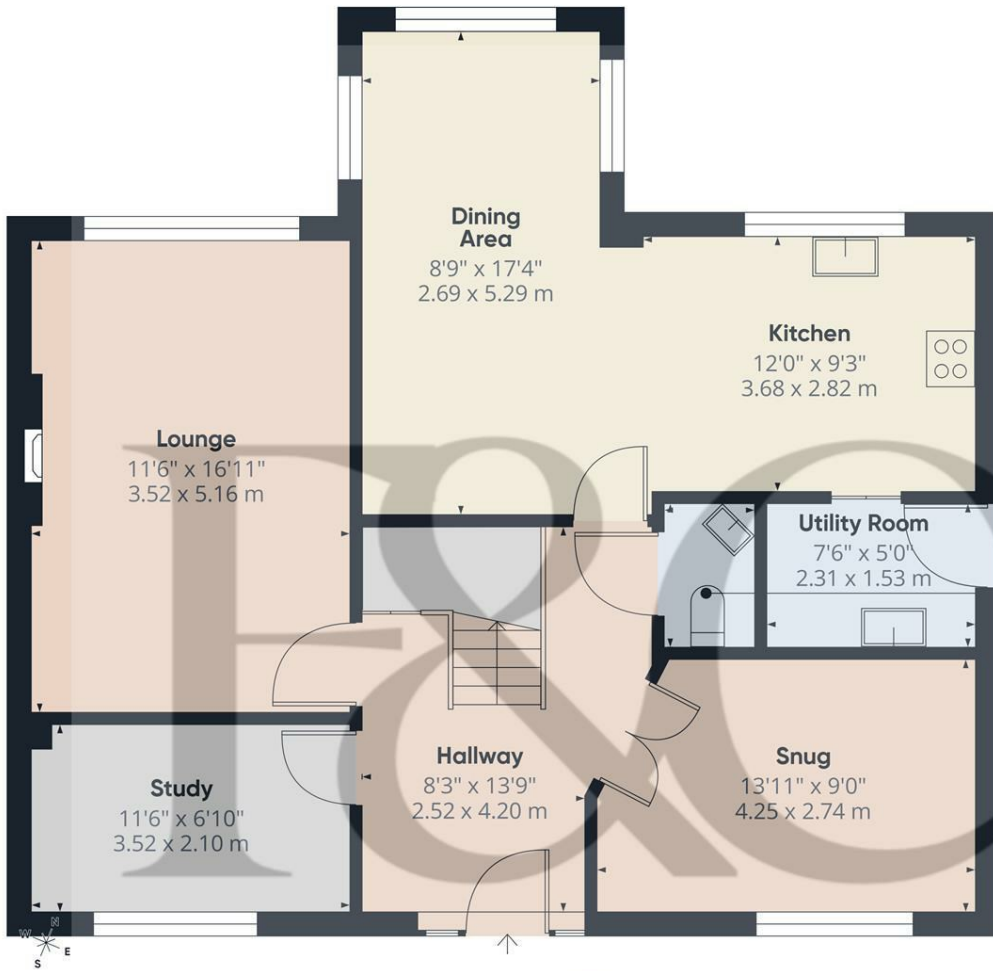
## Outside

The property is set back behind a tarmac driveway leading to a detached double garage. To the rear of the property is a landscape garden with extensive terrace, block edged lawn, attractive water feature and timber fencing.



Council Tax Band F





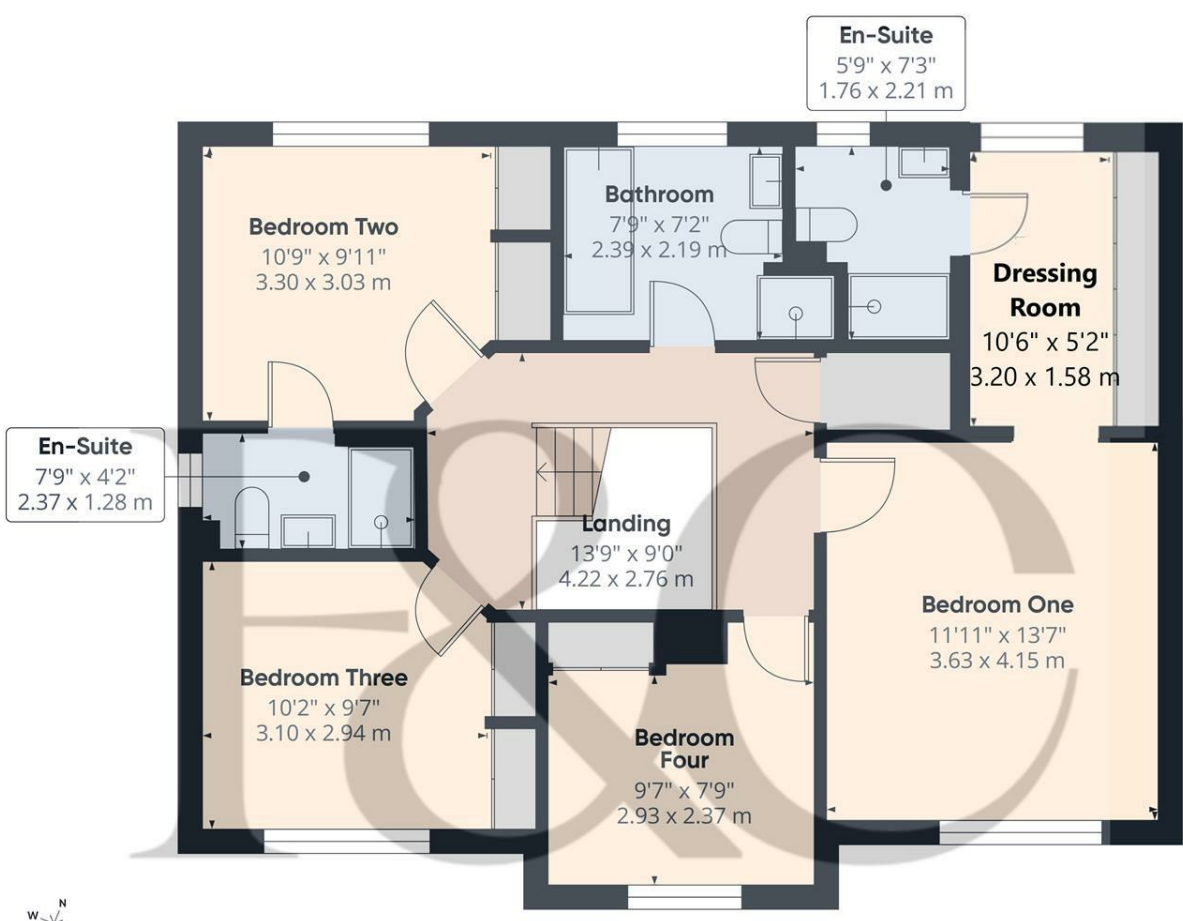
Floor 0

Approximate total area<sup>m</sup>  
861 ft<sup>2</sup>  
79.9 m<sup>2</sup>

(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

Approximate total area<sup>m</sup>  
699 ft<sup>2</sup>  
65.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(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	