

Robert Ellis

look no further...



Chase Close,
Chellaston, Derby
DE73 6WP

Price Guide £410-420,000
Freehold

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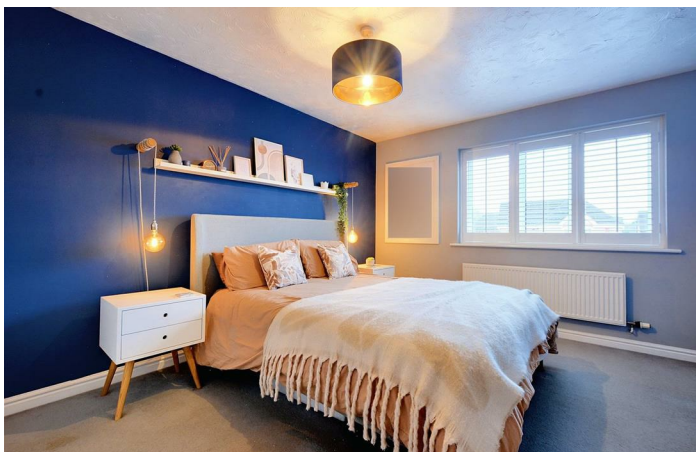


THIS IS AN EXTENDED FOUR DOUBLE BEDROOM DETACHED HOUSE POSITIONED ON A LARGE CORNER PLOT WITH PRIVATE, LANDSCAPED GARDENS TO THE REAR.

Being located on a quiet cul-de-sac, in this most popular residential area, this extended four double bedroom detached property provides a lovely family home which we are sure will appeal to people who are looking for four or even five bedroom accommodation in the Chellaston area. For the size and layout of the re-designed ground floor accommodation and the size and privacy of the landscaped rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the Chellaston schools which over the years have become an important reason why people have wanted to move to the area and there are also various local shops and other facilities and amenities with there also being excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is positioned on a corner plot and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating and double glazing and includes a reception hall which opens to the lounge/sitting room and off this living space is the dining room which has French doors leading out to the rear garden. The kitchen is exclusively fitted with white gloss handle-less finished units and has integrated appliances and a door takes you to the rear of the garage where there is a utility area. There is a further ground floor room which is currently used as a study but could have alternative uses being next to a ground floor shower room and w.c. could make a fifth bedroom if this was something required by a new owner. To the first floor the landing leads to the four bedrooms, with the master bedroom having an en-suite shower room and there is the re-fitted family bathroom which has a P shaped bath with a mains flow shower system over the bath. Outside there is the integral garage positioned to the left of the house, parking and a pebbled garden area at the front and the private rear garden which has various patio and seating areas, lawn with borders to the sides, an outside kitchen which is ideal for entertaining during the warmer months and the garden is kept private by having fencing to the boundaries.

The property is within easy walking distance of local shops provided by Chellaston as well as those found in Alvaston, Pride Park and Derby, there are the excellent schools for all ages, healthcare and sports facilities, walks in the surrounding South Derbyshire countryside and the excellent transport links include J24 of the M1, the A50 and A42, East Midlands Airport, stations at Derby and East Midlands Parkway and various main roads which provide good access to Derby, Nottingham and other East Midlands towns and cities.



Stylish composite front door with two inset glazed panels and an outside light leading into:

Reception Hall

The reception hall is open plan to the main living accommodation and has a radiator, cloaks hanging and laminate flooring that extends across the whole of the ground floor.

Lounge/Sitting Room

17' x 13'5" approx (5.18m x 4.09m approx)

There is a staircase with a balustrade leading from the lounge to the first floor, radiator in a housing, laminate flooring, double glazed window with fitted shutters to the front, panelling to the lower part of one wall and cornice to the wall and ceiling.

Dining Area

11'8" x 8'5" approx (3.56m x 2.57m approx)

Double glazed, double opening French doors leading out to the rear garden, double glazed window to the side, radiator, cornice to the wall and ceiling and laminate flooring.

Kitchen

13'7" x 8' approx (4.14m x 2.44m approx)

The exclusively fitted kitchen has white gloss handle-less soft closing units and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and four ring hob set in an L shaped work surface with a pull out spice rack, cupboards with the corner cupboard having fitted carousels, wide drawers and an integrated dishwasher below, further work surface with two drawers beneath, double oven with a cupboards above and below, matching eye level wall cupboards, integrated upright fridge/freezer, pull out racked storage unit, tiling to the walls by the work surface areas, hood and back plate to the cooking area, double glazed window to the rear, recessed lighting to the ceiling, radiator, laminate flooring, hatch to loft space above part of the kitchen and a door into the garage.

Study/Office

10'11" x 7'9" approx (3.33m x 2.36m approx)

This additional ground floor room could alternatively be used as a fifth bedroom as it has an adjoining shower/w.c. and has a double glazed window with blind to the rear, radiator and laminate flooring.

Ground Floor Shower Room/w.c.

Having a walk-in shower with tiling to three walls, Mira electric shower and a shower curtain, circular hand basin with a mixer tap set on a surface with double cupboard below and tiled splashback, low flush w.c., tiled flooring, opaque double glazed window and heated towel radiator.

First Floor Landing

The balustrade continues from the stairs onto the landing, radiator in a housing and hatch to the loft.

Bedroom 1

13'6" to 9'8" x 11'9" approx (4.11m to 2.95m x 3.58m approx)

Double glazed window with fitted shutters to the front, range of built-in wardrobes, built-in cupboard over the stairs and a radiator.

En-Suite Shower Room

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, low flush w.c. and hand basin with a mixer tap and a mirror to the wall above, tiling to the walls by the sink and w.c. areas, ladder towel radiator, opaque double glazed window with a fitted shutter and tiled flooring.

Bedroom 2

15' x 7' approx (4.57m x 2.13m approx)

Double glazed windows with fitted shutters to the front and rear, radiator and laminate flooring.

Bedroom 3

11'6" x 8'1" approx (3.51m x 2.46m approx)

Double glazed window with fitted blind to the rear and a radiator.

Bedroom 4

11' x 7'8" approx (3.35m x 2.34m approx)

Double glazed window to the rear and a radiator.

Bathroom

The luxurious re-fitted bathroom has a white suite including a P shaped bath with a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with mixer tap having two drawers below and a low flush w.c., opaque double glazed window with fitted shutter, tiling to the walls by the sink and w.c. areas, ladder towel radiator, Karndean style vinyl flooring, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a driveway and off road parking for two or three vehicles, a pebbled area with planting extending from the front to the side of the house.

At the rear there is a large garden which has a pebbled area and path leading to steps which take you to the lawn, there is a slabbed section with a wendy-house at the rear of the kitchen, there are steps to decking which extends down the side of the house and to a seating area, there is a slabbed patio/seating area next to the outside kitchen which has a barbeque and surfaces to either side and provides a lovely place to entertain during the warmer months. The lawn has borders to the sides and the garden is kept private by having fencing to the boundaries and an outside water supply, lighting and external power point are provided.

Garage

18'5" x 7'10" approx (5.61m x 2.39m approx)

The integral garage is currently divided to have a utility area at the rear and storage space at the front, there is an up and over door at the front and a sink set in a surface with a mixer tap and a cupboard and space for an automatic washing machine below, space for an upright fridge/freezer, upright shelved cupboard, Ideal Logic wall mounted boiler and there is an internal door to the kitchen.

Council Tax

Derby Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps Superfast 75mbps Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

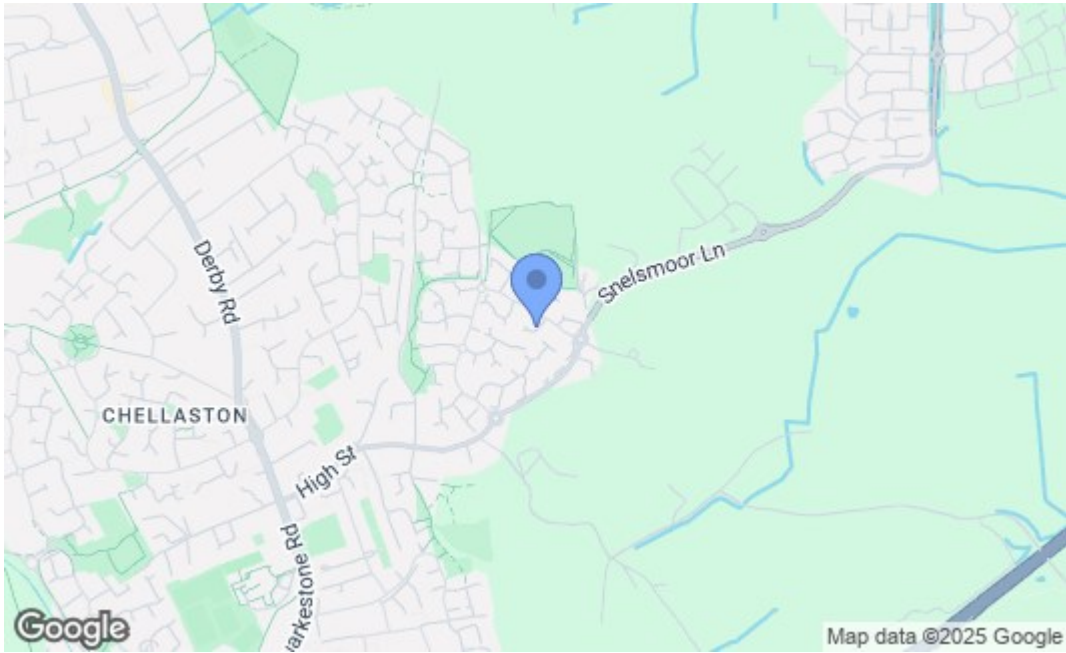




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.