



**44 Chelwood Road, Chellaston
Derby, DE73 5SJ**

Spacious four bedroom detached house situated on a wide plot in an established and desirable part of the popular suburb of Chellaston, within walking distance of Chellaston Academy. The property is in good clean livable condition, yet within huge potential to create something special. There is a large central hallway with a large cloakroom WC off, a spacious sitting room, a dining room, kitchen with separate utility room and access to a large garage. On the first floor are two bathrooms, three double bedrooms and a large single bedroom. The property is UPVC double glazed and is gas centrally heated. There is a private garden the rear with a block paved patio area and a second garden area to the side.



£375,000

Hallway

Central heating radiator, staircase leading to the first floor and a door leading to the cloakroom WC.

WC 6' 6" x 6' 3" (1.98m x 1.90m)

A large cloakroom WC with a stained glass window to the front, a central heating radiator, WC and wash hand basin. There is enough space to create a really nice shower room if required.

Sitting Room 16' 4" x 11' 11" (4.97m x 3.63m)

UPVC double glazed windows to the side and to the front, a central heating radiator, TV point, feature fireplace and is open plan to the dining room.

Dining Room 10' 4" x 9' 1" (3.15m x 2.77m)

UPVC double glazed window to the rear, two wall lights, a central heating radiator and a wooden floor.

Kitchen 11' 9" x 9' 4" (3.58m x 2.84m)

Fitted kitchen including base and eye level units with laminate worksurfaces, ceramic tiled flooring, access to the utility room, a central heating radiator, a UPVC double glazed window to the rear and dining space.

Utility Room 6' 6" x 6' 8" (1.98m x 2.03m)

Quarry tiled flooring, access to two brick stores, a back door to the rear garden, a door to the garage and worktop space with space for appliances under.

Garage 20' 1" x 9' 6" (6.12m x 2.89m)

Power, lighting, double timber garage doors to the front and windows to the side and rear.

Bedroom 1 12' 2" x 11' 10" (3.71m x 3.60m)

A range of fitted wardrobes, a central heating radiator, a UPVC double glazed window to the front and with an adjacent shower room.

Shower Room 6' 4" x 7' 9" (1.93m x 2.36m)

UPVC double glazed window to the front, a recessed shower cubicle and a wall hung wash basin.

Bedroom 2 11' 10" x 9' 5" (3.60m x 2.87m)

UPVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

Bedroom 3 12' 7" x 9' 3" (3.83m x 2.82m)

UPVC double glazed windows to the front, side and rear, a central heating radiator and fitted wardrobes.

Bedroom 4 8' 10" x 7' 1" (2.69m x 2.16m)

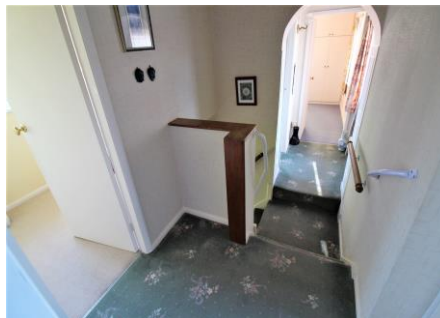
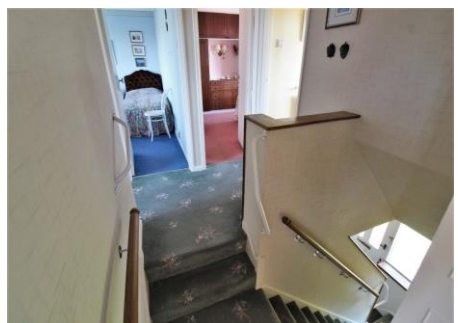
A large single bedroom with a UPVC double glazed window to the front, a central eating radiator and a recessed fitted wardrobe over the stairs.

Family Bathroom 7' 9" x 6' 8" (2.36m x 2.03m)

Three piece family bathroom including a panel bath, pedestal wash basin and WC. There is also a central heating radiator and a UPVC double glazed window to the rear.

Outside

The property is on a large plot with gardens to the front, side and rear. There is off road parking for two vehicle, access to the garage and enough space at the side to create hard standing for a motorhome, caravan or the like.



Disclaimer

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Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

