



29 Chapel Lane
Chellaston
Derby
DE73 6TJ

Offers Over
£315,000

- Quiet cul-de-sac location
- Within a minute's walk of the ample shopping facilities available at Chellaston
- Double glazing and gas central heating
- Lounge and separate dining room
- Conservatory
- Fitted kitchen and separate utility room
- Two generous bedrooms
- Bathroom
- Delightful landscaped garden
- Garage and off road parking space

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A superb double fronted detached bungalow enjoying a popular cul-de-sac location within easy reach of ample shopping facilities in Chellaston. The property is offered for sale with no upward chain and has gas central heating and double glazing. There is a small foregarden laid to lawn with adjacent driveway providing ample off-road parking leading to a detached garage. To the rear is a delightful landscaped garden with lawn area and an abundance of flowering shrubs and plants.

Internally the property provides, entrance hall with random stone feature wall, superb lounge with magnificent stone feature fireplace, a large dining room (possibly a former bedroom) providing direct access to a spacious conservatory, well appointed breakfast kitchen and separate utility room, two generous bedrooms and a family bathroom.

The sale provides a genuine opportunity for a purchaser to acquire this superb bungalow in a most sought after and popular cul-de-sac location, viewing recommended.

LOCATION

Chellaston boasts a wide and varied range of shopping facilities as well as local recreational facilities, restaurants and a regular bus service to Derby city centre.

ACCOMMODATION

INNER HALLWAY

Radiator, stone feature wall, decorative coving.

SUPERB LOUNGE

5.68 x 3.42 (18'8" x 11'3")

Stone feature fireplace incorporating gas fire, double radiator, decorative coving.

DINING ROOM

3.54 x 2.9 (11'7" x 9'6")

Radiator and french door providing access to:





CONSERVATORY

5.17 x 3.21 (17'0" x 10'6")

French door providing access to rear garden.

BREAKFAST KITCHEN

3 x 2.79 (9'10" x 9'2")

Inset sink unit with base cupboard under, a range of base cupboards, work surfaces over, tiled surrounds, complementary wall mounted cupboards, gas cooker point, combination boiler, washing machine, radiator.

UTILITY ROOM

3.42 x 1.89 (11'3" x 6'2")

Plumbing for dryer.

BEDROOM ONE

3.8 x 3.44 (12'6" x 11'3")

Radiator, decorative coving.

BEDROOM TWO

2.48 x 2.4 (8'2" x 7'10")

Radiator.

SHOWER ROOM

Comprising, low level w.c., pedestal wash hand basin, shower cubicle, full tiling to main walls, heated chrome towel rail, built in airing cupboard.



OUTSIDE & GARDENS

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Foregarden and adjacent driveway providing ample off-road parking leading to:

DETACHED GARAGE

5 x 2.1 (16'5" x 6'11")

With power, lighting and remote controlled roller shutter door.

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Extensive landscape garden to the rear laid mainly to lawn with well stocked flowering beds and borders. Outside garden tap.

COUNCIL TAX BAND

Derby City - D.

DIRECTIONAL NOTE

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From Derby proceed via the main Osmaston Road, travelling through Allenton and Shelton Lock and upon entering Chellaston take the turning at the major traffic lights into the High Street. After approximately ½ mile take the turning right into Gravel Pit Close and right again into Chapel Lane and the property will be situated on the right hand side.

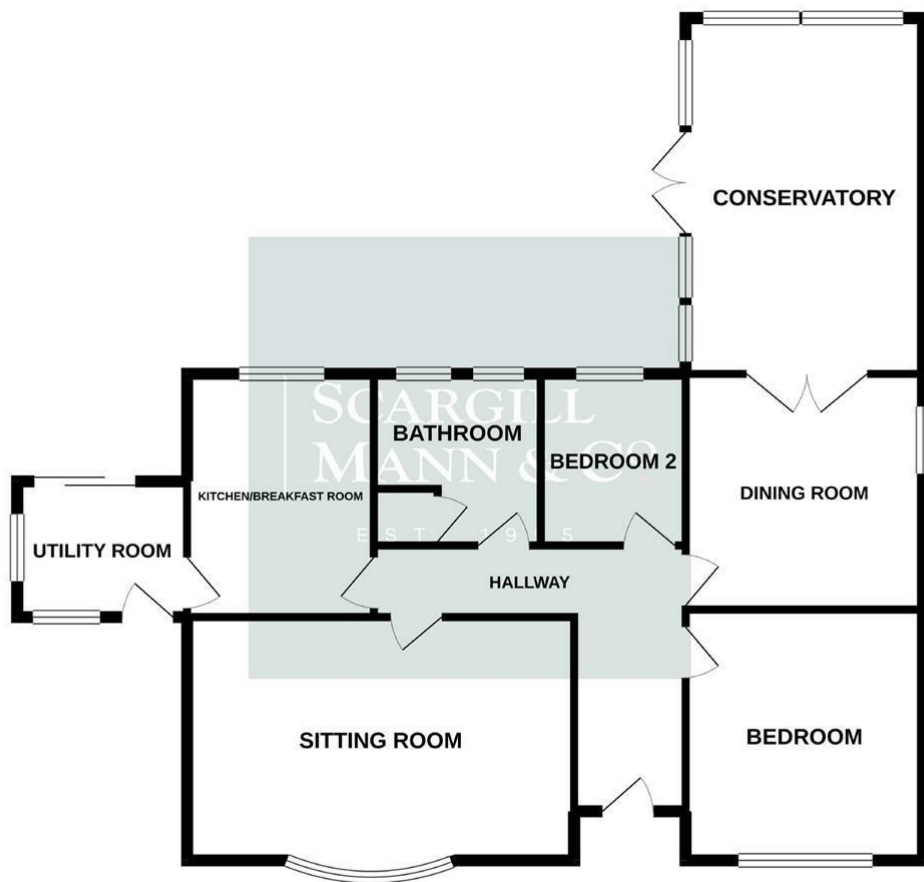
VIEWING



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Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE).

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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	

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