



28 Birchfield Close
Chellaston
Derby
DE73 6SS

£325,000

- Three bedroom bungalow
- NO UPWARDS CHAIN
- Lounge and conservatory
- Wet room
- Fitted kitchen
- Guest cloakroom
- Garage and gardens

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

This spacious three-bedroom detached bungalow situated in the popular Derby suburb of Chellaston is offered for sale with NO UPWARD chain. The gas centrally heated and double-glazed accommodation offers an entrance hallway with a guest cloakroom off and access into the garage, along with a good size lounge with a conservatory opening out into the very pleasant rear garden. There is a fitted kitchen with a window looking out over the garden, a modern wet room and three bedrooms.

OUTSIDE

Outside is a driveway that leads to a garage. The front garden is low maintenance with gravelled borders and mature shrub planting. A paved path leads to the rear garden, which is fully enclosed with lawns, shrub borders and a paved patio area.

LOCATION

The property enjoys a cul-de-sac setting, in this popular location. Chellaston is well served by local amenities which include everyday shopping, public inns and restaurants, doctors and dentist surgeries, churches, and schooling. It is well placed for excellent travel via the A50, which in turn affords easy access to the A38 and M1 motorway for commuting to the further commercial centres of Nottingham, Leicester and Birmingham, together with East Midlands International Airport.

ACCOMMODATION

Entrance door with glazed side panel into:

U SHAPED ENTRANCE HALL

1.45 x 2.29 x 1.34 x 5.46 to the garage door x (4'9" x 7'6" x 4'5" x 17'11" to the garage door x)

Ceiling light points, useful linen storage cupboard, all doors lead off:

GUEST CLOAKROOM

1.61 x 1.71 (5'3" x 5'7")

Fitted with a coloured suite which incorporates a W.C. and pedestal hand wash basin, there are tiled surrounds, ceiling light point, radiator and obscure window to the rear aspect.

LOUNGE

3.35 x 4.50 max x 4.69 max x 3.05 min (11'0" x 14'9" max x 15'5" max x 10'0" min)

Having a feature fire surround with electric fire inset, coving to ceiling, ceiling light points, wall light points and sliding patio doors that lead out to the conservatory.

CONSERVATORY

3.07 x 3 (10'1" x 9'10")

Has a single door opening out onto the rear garden and polycarbonate roof.





KITCHEN

2.38 x 3.04 (7'10" x 10'0")

Is equipped with a range of base cupboards, drawers and matching eye line cabinets, there is an integrated fridge, freezer and oven. There is space for a washing machine and worktops are inset with a four ring Neff gas hob and one and a quarter sink and side drainer with mixer taps over, tiled splashbacks, window to the rear aspect and ceiling light point.

PRINCIPAL BEDROOM

4.77 to the window x 3.35 (15'8" to the window x 11'0")

Window to the front aspect, radiator, and is fitted with a range of built in wardrobes and drawer units with over head cabinets, ceiling light point and radiator.

BEDROOM TWO

2.96 to window x 3.55 (9'9" to window x 11'8")

Has a window the front aspect, radiator, ceiling light point and a built in wardrobe providing hanging space and shelving.

BEDROOM THREE

2.39 to window x 2.81 min x 3.51 max (7'10" to window x 9'3" min x 11'6" max)

Coving to ceiling, ceiling light point and a window to the side aspect.

MODERN WET ROOM

1.67 x 2.51 min x 3.34 max (5'6" x 8'3" min x 10'11" max)

Is equipped with a W.C, vanity unit with storage beneath and hand wash basin inset, shower, recessed ceiling downlights and obscure window to the side aspect and fully tiled floor and matching wall tiles.

GARAGE

2.54 width x 4.89 (8'4" width x 16'1")

Has an up and over door, personal access door that leads out into the rear garden, there is power and light.

OUTSIDE.

The property sits back behind a tarmac driveway providing ample parking, there is an attractive low maintenance garden to the front with mature shrubs, gravel borders and a paved path leads to the front door. A further paved path leads down the side of the property and opens up into the rear garden which is predominantly laid to lawn with shaped lawns, herbaceous borders, trees and a paved patio area. The garden is fully enclosed.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

Derby City Council - Band D

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

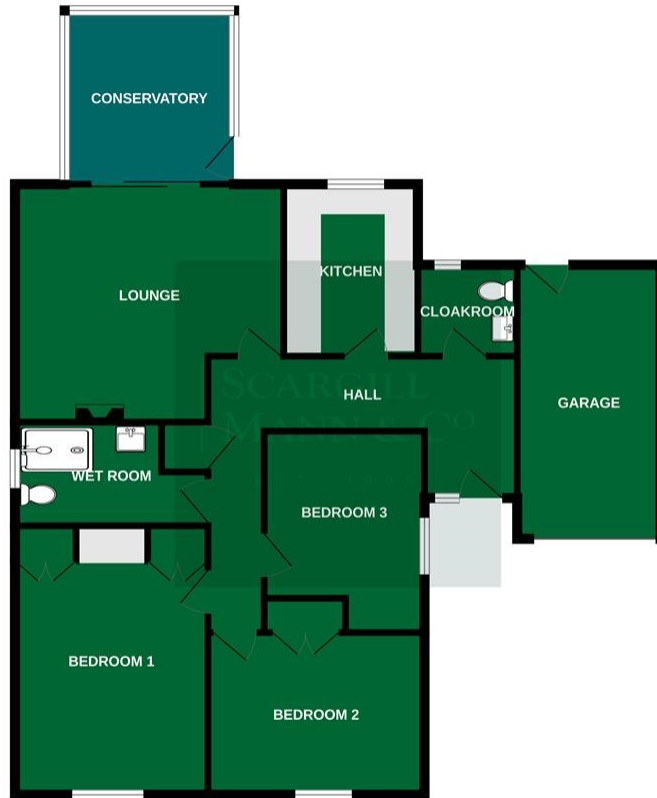
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A

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		82
(69-80) C	67	
(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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