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## 18 Whitehaven Grove

Chellaston, Derby, DE73 6NE

**Price £385,000**



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## GENERAL INFORMATION

### THE PROPERTY

Sitting in the quiet cul-de-sac of Whitehaven Grove, Chellaston, this detached house offers a perfect blend of modern living. With four bedrooms, this property is ideal for families seeking a spacious home in a popular residential area.

Upon entering, you are greeted by an entrance hall that leads to a convenient cloakroom and a staircase ascending to the first floor. The heart of the home is undoubtedly the recently refitted contemporary kitchen, which boasts ample space for a dining table. French doors open into the garden, creating a delightful flow between indoor and outdoor living, perfect for entertaining or enjoying family meals.

The ground floor also features a well-appointed reception room, providing a versatile space for relaxation or social gatherings. Additionally, a utility room offers practical access to the garden and the garage, enhancing the functionality of the home.

On the first floor, you will find four bedrooms. The principal bedroom features built-in wardrobes and an en-suite shower, ensuring a private retreat for the homeowners. A family bathroom serves the remaining bedrooms, providing convenience for all.

Outside, the property boasts a fully enclosed rear garden, complete with a lawn and patio area, ideal for children to play or for hosting summer barbecues. The front of the house offers a good-sized frontage with ample parking for vehicles, making it a practical choice for families with multiple cars.

This delightful home in Chellaston is situated in a peaceful location, making it a wonderful opportunity for those looking to settle in a popular area.

## ACCOMMODATION

### ENTRANCE HALL

Has wood effect flooring, stairs off to first floor with useful under stairs storage cupboard. Radiator, coving to ceiling and ceiling light point. Door to kitchen, door to lounge and a further door opens into the guest cloakroom.

### GUEST CLOAKROOM

2'9" x 5'1" (0.85m x 1.57m )

Has a W.C. and a wall mounted hand wash basin with tiled splashback. There is an obscure window to the front aspect, ceiling light point and radiator.

### LOUNGE

12'0" x 16'0" excludes bay window (3.68m x 4.90m excludes bay window)

Has a lovely walk-in bay window to the front aspect, coving to ceiling and ceiling light point. Carved feature fire surround with gas living flame fire inset. There is a radiator and double doors lead through to the beautifully refitted dining kitchen.

### KITCHEN/DINING AREA

8'11" to the window x 22'0" (2.73 to the window x 6.71m )

Beautifully equipped with a contemporary style range of base cupboards, drawers and matching wall mounted cabinets. Worktops are inset with a one and

a quarter composite sink with contemporary mixer taps and four ring gas hob. Integrated appliances include a fridge freezer, dishwasher and wine cooler. There are attractive worktops with upstands, tile flooring and recess ceiling down lights. Ample space for dining room table and chairs and French doors enhance the room, giving access out to the rear garden and patio. Stairs rise to the first floor landing.

### UTILITY

10'2" x 4'11" (3.10m x 1.51m )

It is fitted with a range of base cupboards and drawers with worktops over which are inset with a stainless steel sink. There is space for a washing machine and tumble dryer. The domestic central heating and hot water system is housed here. There are tiled surrounds, ceiling light point, door out into the rear garden and a further door that opens through into the garage.

### FIRST FLOOR LANDING

Having loft access point and built in airing cupboard which houses the domestic hot water and central heating tank. All door leading off

### BEDROOM ONE

12'4" x 9'8" which excludes the walk-in bay window (3.78m x 2.96m which excludes the walk-in bay window)

Has a lovely walk-in bay window to the front aspect, two built in double wardrobes, ceiling light point, radiator and a door leads through to the modern en suite shower room.

### EN SUITE SHOWER ROOM

3'8" min which excludes the shower tray x 6'9" (1.14m min which excludes the shower tray x 2.08m )

Has a fully tiled shower enclosure with dual shower heads and glazed door. Vanity unit housing the hand wash basin and built in W.C. with storage. There is an obscure window to the front aspect, radiator and ceiling light point.

### BEDROOM TWO

9'5" x 11'4" m from back of the wardrobe to the window (2.88m x 3.47 m from back of the wardrobe to the window)

Has a window to the rear aspect, radiator and ceiling light point and built in double wardrobes providing hanging space and shelving.

### BEDROOM THREE

8'3" x 12'5" (2.54m x 3.80m)

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

### BEDROOM FOUR

9'4" to the window x 10'8" (2.86m to the window x 3.26m )

Has a window to the rear aspect, radiator and ceiling light point.

### FAMILY BATHROOM

7'6" to the window x 6'6" (2.31m to the window x 1.99m )

Is equipped with a panel bath with mixer taps which has a shower attachment, pedestal hand wash basin and W.C. There are tile surrounds, obscure window to the rear aspect, radiator and ceiling light point.

### GARAGE

17'1" x 7'8" (5.22m x 2.34m )

Has an up and over door, power and light.

Tel: 01283548194



## OUTSIDE

The property sits back behind a good size driveway providing parking for three to four vehicles. The rear garden itself is fully enclosed which is predominantly laid to lawn with paved patio area.

## AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

## BROAD BAND SPEEDS

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

## CONDITION 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.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

Derby - E

## CURRENT UTILITY SUPPLIERS

Gas - mains- EDF

Electric - mains

Water - Mains

Sewage - Mains

Broadband ultra fast available

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

## TENURE

FREEHOLD - 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 00/2025) A



Road Map



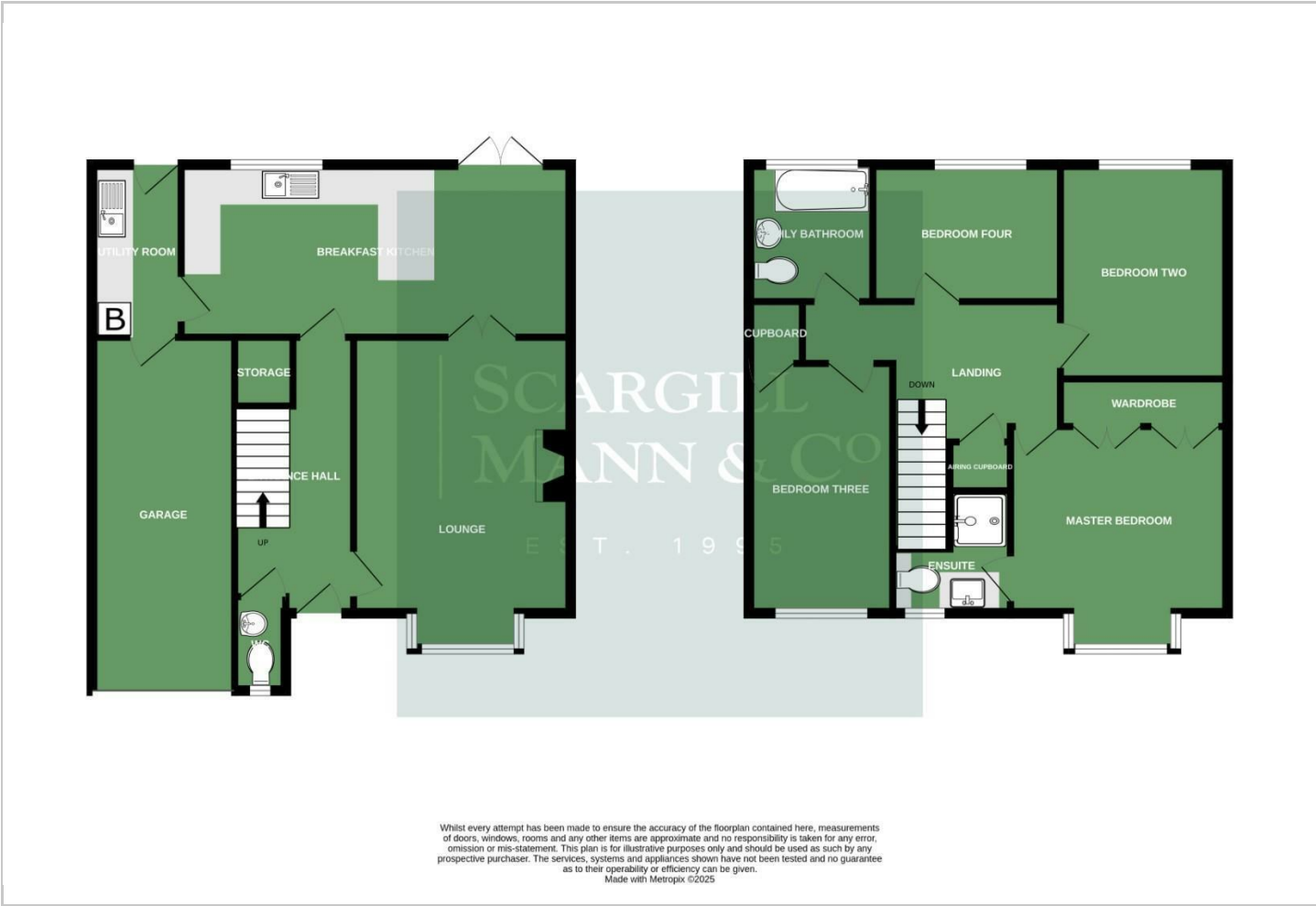
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.