

**45 Booton Field
Crescent
Chellaston
Derby
DE73 6WF**

Price £385,000



- SUPERBLY PRESENTED DETACHED HOME
- POPULAR LOCATION WITH GOOD SCHOOLS
- NEUTRAL DECOR THROUGHOUT
- ATTRACTIVE HALLWAY
- LOUNGE
- LARGE DINING KITCHEN WITH UTILITY AND CLOAKROOM OFF
- FOUR GOOD SIZE BEDROOMS
- EN SUITE SHOWER ROOM
- BATHROOM WITH SEPARATE BATH AND SHOWER
- GARDENS AMPLE DRIVE AND GARAGE

GENERAL INFORMATION

THE PROPERTY

Sitting in the popular area of Chellaston, this superbly presented detached home on Booton Field Crescent is a perfect choice for families seeking comfort and convenience. This delightful property boasts four spacious bedrooms, making it an ideal choice for those needing ample living space. The principal bedroom features built-in wardrobes and an ensuite shower room, while the family bathroom is well-equipped with both a bath and a separate shower, ensuring that all your needs are met.

Upon entering the home, you are greeted by a lovely hallway that leads to a light and airy lounge, perfect for relaxation and entertaining. The generously sized dining kitchen is complemented by a utility area and a guest cloakroom, adding to the practicality of the layout. The entire interior is tastefully decorated in neutral tones, allowing for a warm and inviting atmosphere.

Outside, the property benefits from an ample driveway and a garage, providing plenty of parking space. The garden is a lovely addition, offering a private outdoor area for family gatherings or quiet moments in the sun.





LOCATION

Chellaston is a popular location known for its excellent school catchment area, making it an attractive choice for families. The property also enjoys good access to major trunk roads and the motorway network,. Commuting to Derby city centre and beyond is a convenient drive. The local area is well-equipped with a range of shops and everyday facilities, catering to all your needs.

ACCOMMODATION

Entrance door opens through to hallway.

HALLWAY

1.94m x 4.29m (6'4" x 14'0")

Has attractive wood effect flooring which continues through the ground floor, radiator, stairs to first floor, useful under stairs storage cupboard, door to dining kitchen and a further door opens through into the sitting room.

SITTING ROOM

3.14m x 5.03m (10'3" x 16'6")

A light and airy room with a window to the front aspect, radiator and ceiling light point.

DINING KITCHEN

3.18m x 6.06m (10'5" x 19'10")

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a four ring gas hob and a one and a quarter stainless steel sink with side drainer, integrated appliances include a dishwasher, fridge, freezer and double oven. There is an extractor fan with a stainless steel splashback, ceiling light point, window looking out over the garden and the dining area has ample space for table, chairs, dressers or sofas. There are French doors with glazed side panels that lead out onto the rear garden, a further radiator and ceiling light point, and a wide opening from the kitchen area opens into the utility.

UTILITY AREA

1.69m x 1.77m (5'6" x 5'9")

Fitted with a matching range of base cupboards with wall mounted cabinets which incorporate the gas central heating boiler, work tops are inset with a stainless steel sink and side drainer, there is space for washing machine, a door leads out into the rear garden and a further door opens through to the guest cloakroom.

GUEST CLOAKROOM

1.25m x 1.70m width (4'1" x 5'6" width)

Continuation of the attractive wood effect flooring, with a pedestal hand wash basin with tiled splashbacks, W.C., radiator and ceiling light point.

FIRST FLOOR

LANDING

Having loft access space, storage cupboard housing the domestic hot water and central heating tank and all doors leading off:



BEDROOM ONE

3.13m x 3.95m to window (10'3" x 12'11" to window)

A spacious area with a window to the front aspect, radiator, ceiling light point and a range of built in wardrobes providing hanging space and shelving. A further door opens through to the ensuite.

ENSUITE

1.95m x 1.27m min 2.09m max to window (6'4" x 4'1" min 6'10" max to window)

The ensuite is equipped with a fully tiled shower enclosure with glazed door, W.C. and pedestal hand wash basin with tiled splashbacks, obscure window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

3m x 4.02m max 3.44m min (9'10" x 13'2" max 11'3" min)

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

BEDROOM THREE

2.61m width x 4.50m (8'6" width x 14'9")

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



BEDROOM FOUR

2.59m x 2.51m min to window 3.12m max (8'5" x 8'2" min to window 10'2" max)

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

FAMILY BATHROOM

2.52m x 2.06m (8'3" x 6'9")

Superbly equipped with a bath, pedestal hand wash basin with tiled splashbacks, W.C. and a fully tiled shower enclosure with glazed door, radiator, ceiling light point and an obscure window to the rear aspect.

OUTSIDE

The property sits back off Booton Fields behind a good sized hard landscaped frontage providing parking for three to four vehicles, a path down the side of the property leads through into the fully enclosed rear garden which has a fenced boundary with patio area, lawn, decked terrace and gravel area, there is also space for a shed or greenhouse if required.

AGENTS NOTES

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



If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

Derby City - Band E

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier



BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

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/>

SCHOOLS

<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/>

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A



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		93
(81-91) B	83	
(69-80) C		
(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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