



Derby Road
Chellaston

Asking Price Of £320,000



Derby Road Chellaston

Located in the sought after village of Chellaston, this three bedroom, two reception room family home has a fantastic sized garden, a large driveway and is in the catchment area of Chellaston Academy. Just a short drive from the A50 leading to the M1 and Infinity Park.

When entering the home, the hallway has an under-stairs storage space and access into the kitchen, living room and second reception room. The living room is to the front of the home with a large bay window allowing plenty of light into the room. The second reception room is currently used as a second sitting room but could also be used as a dining room or an office space. The kitchen is to the back of the home and it has space for a dining table in the centre. It is fitted with a double electric oven and a gas hob as well as having space for a free standing fridge freezer and a dishwasher. There is a utility area off of the kitchen which has space and plumbing for a washing machine as well as plenty of additional storage space and a door out into the garden. Upstairs, there are three great sized bedrooms. The master bedroom is to the front of the home with plenty of space for a double bed as well as other bedroom furniture.

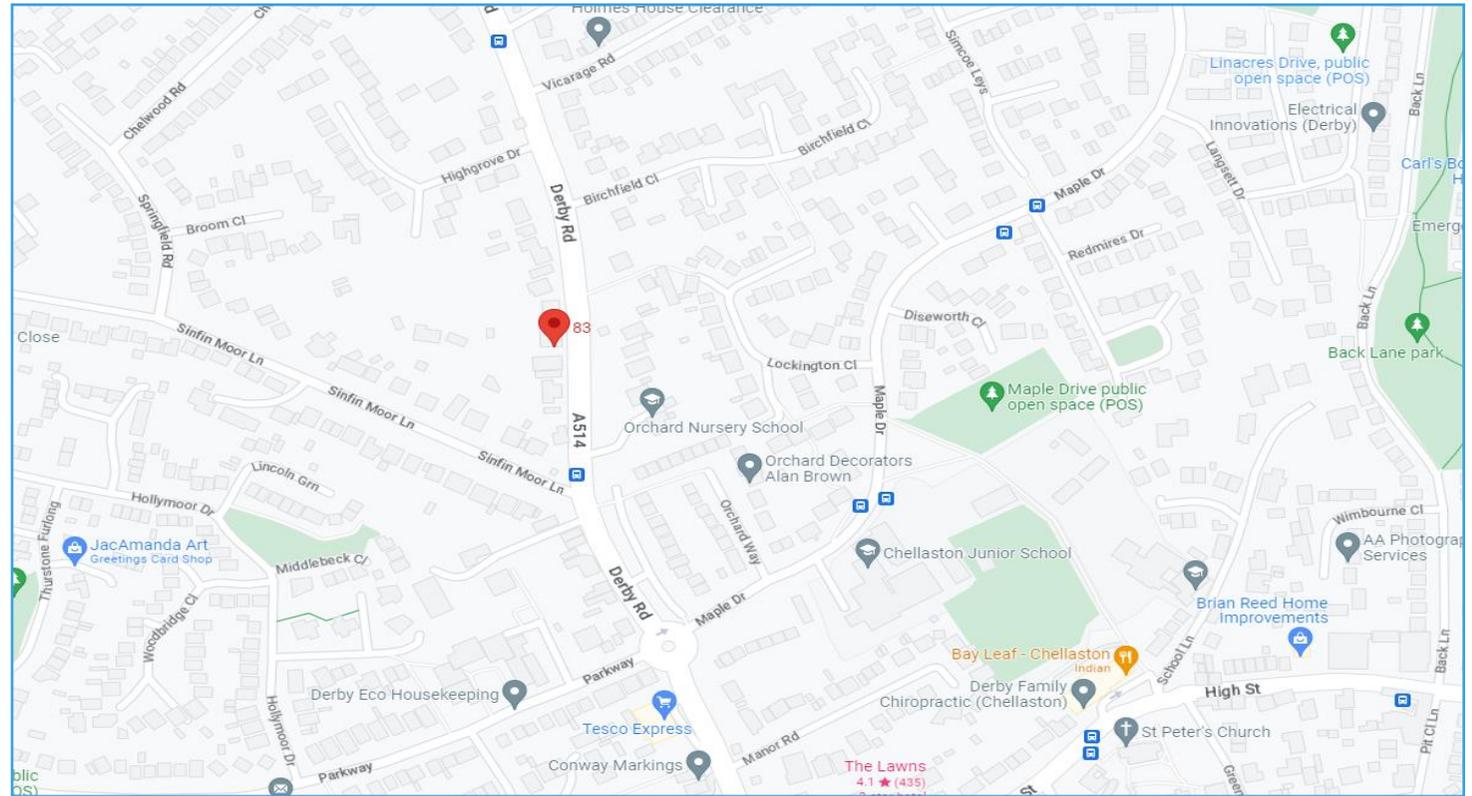
The second bedroom is also a double bedroom and the third bedroom is a great sized single bedroom. There is the added benefit of a shower room with a walk-in shower, toilet and sink. Outside, the west facing rear garden is a fantastic size and gets plenty of sunlight throughout the day. There is a gate to access the front of the property and it has a patio giving plenty of space for outdoor dining as well as a great sized lawn and plenty of mature plants and shrubs. It also has the added benefit of a brick built storage space. The large driveway means the home is set back from the road and allows plenty of space for driveway parking.

Why You'll Love This Home - With plenty of driveway parking available, this home is situated in a fantastic location for the A50, Chellaston Academy and Infinity Park!

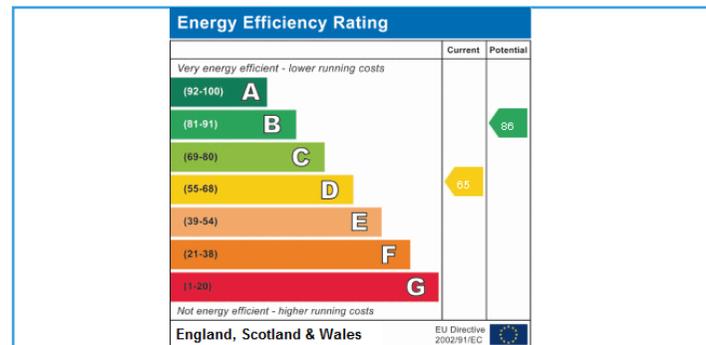


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This area is always highly sought after by families in large part due to the excellent schools. This home is within the catchment area of Homefields Primary school and Chellaston Academy secondary school. There is a great selection of local shops, pubs and cafes all within walking distance, a choice of different parks for children and dog walkers alike and some lovely walks along the canal. Chellaston also benefits from excellent road links being just off the A50 and with Infinity Park Way also having opened in recent years.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

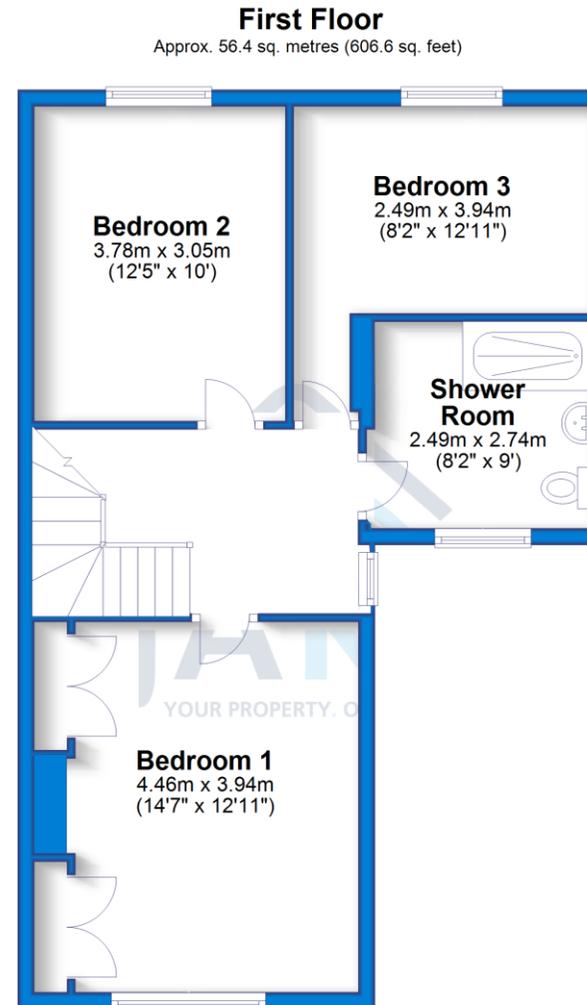
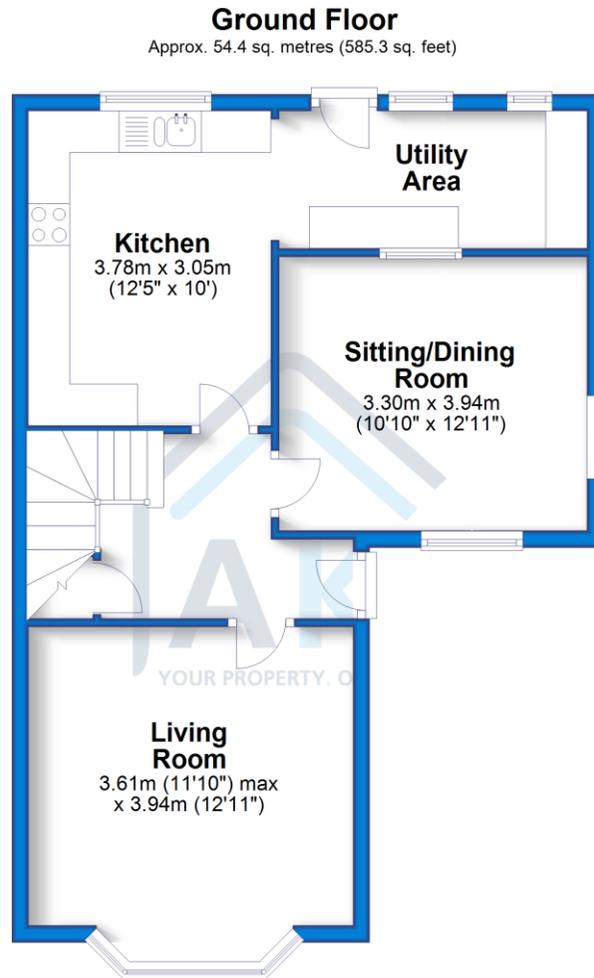


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 110.7 sq. metres (1191.9 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.