





**\*\*\*\* IMPRESSIVE EXECUTIVE  
DETACHED FAMILY HOME \*\*\*\***  
Located in a quiet cul de sac on  
a popular development in  
Chellaston. Well proportioned  
property offering an entrance  
hall with a guest cloakroom,  
lounge and a family room,  
fitted dining kitchen and a  
conservatory. Utility room and  
a lean-to down the side of the  
property. Four first floor  
bedrooms, en suite shower  
room and a bathroom with  
bath and separate shower.  
Beautiful gardens, drive and a  
single garage.



## HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## FAMILY ROOM

Upvc double glazed window and a radiator.

## LOUNGE

Feature fireplace with coal effect living flame gas fire and an Adams style surround. radiator, upvc double glazed window, door to the kitchen and patio doors into the conservatory.

## CONSERVATORY

Brick base, upvc double glazed windows and doors onto the garden and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with granite work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob, integrated dishwasher and space for a washing machine. Two upvc double glazed windows onto the garden and a radiator.

## UTILTY ROOM

Fitted units, work surface, sink and drainer unit, plumbing and space for a washing machine and a door to -



## LEAN TO

Fitted units with work surface, appliance spaces, 2 doors to the outside and a door to the garage.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM I

Built on wardrobes, radiator and upvc double glazed window.







### EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

### BEDROOM 2

Built in wardrobes, upvc double glazed window and radiator.

### BEDROOM 3

Upvc double glazed window and radiator.

### BEDROOM 4

Upvc double glazed window and radiator.

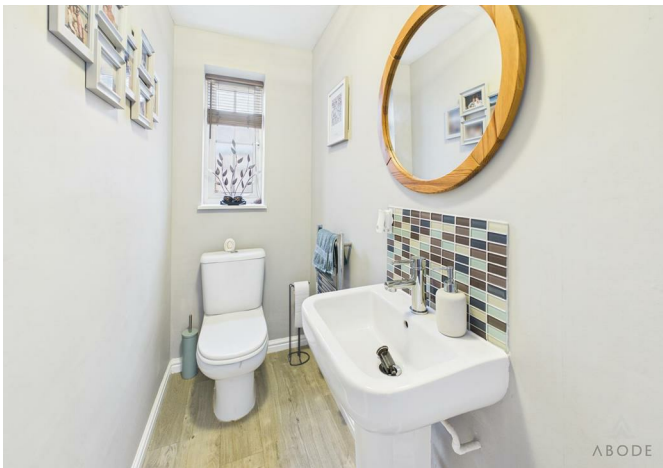


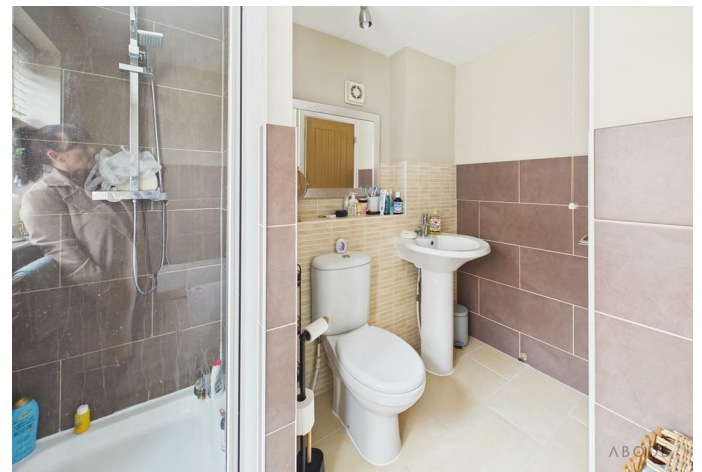
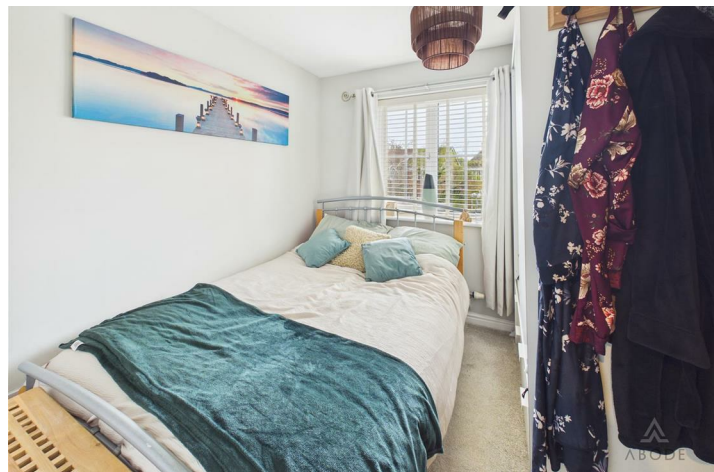
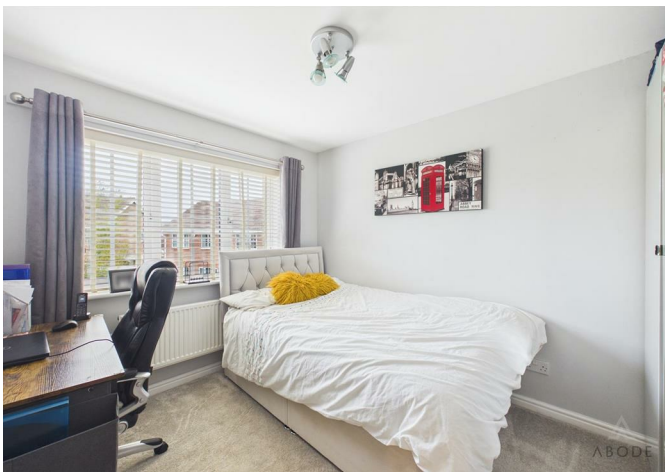
### BATHROOM

Panel enclosed bath, enclosed shower, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

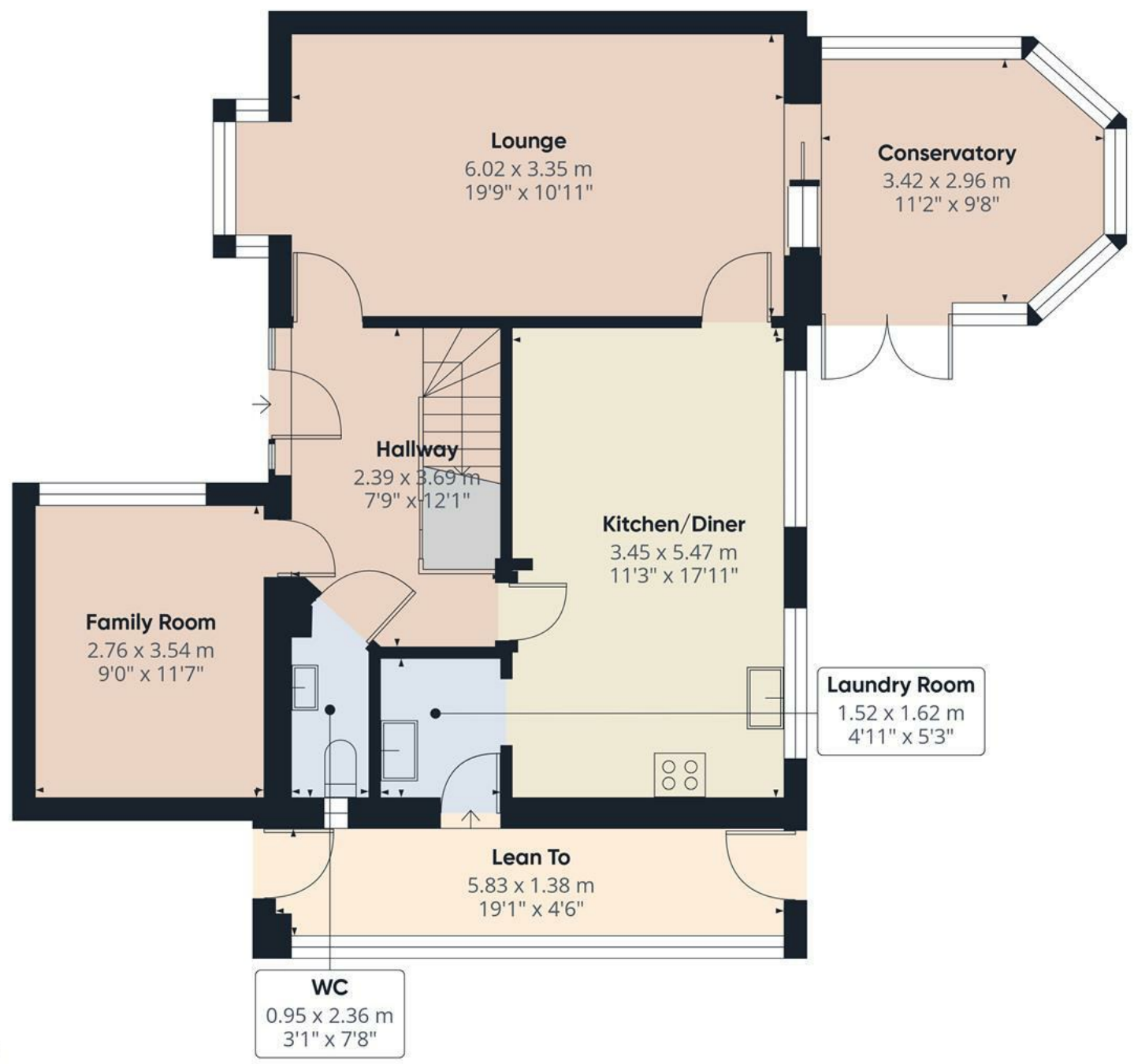
### OUTSIDE

Front drive, gated access to the enclosed rear garden offering paved seating area, lawn with well stocked borders and a pergola.









**Approximate total area<sup>(1)</sup>**  
81.9 m<sup>2</sup>  
881 ft<sup>2</sup>

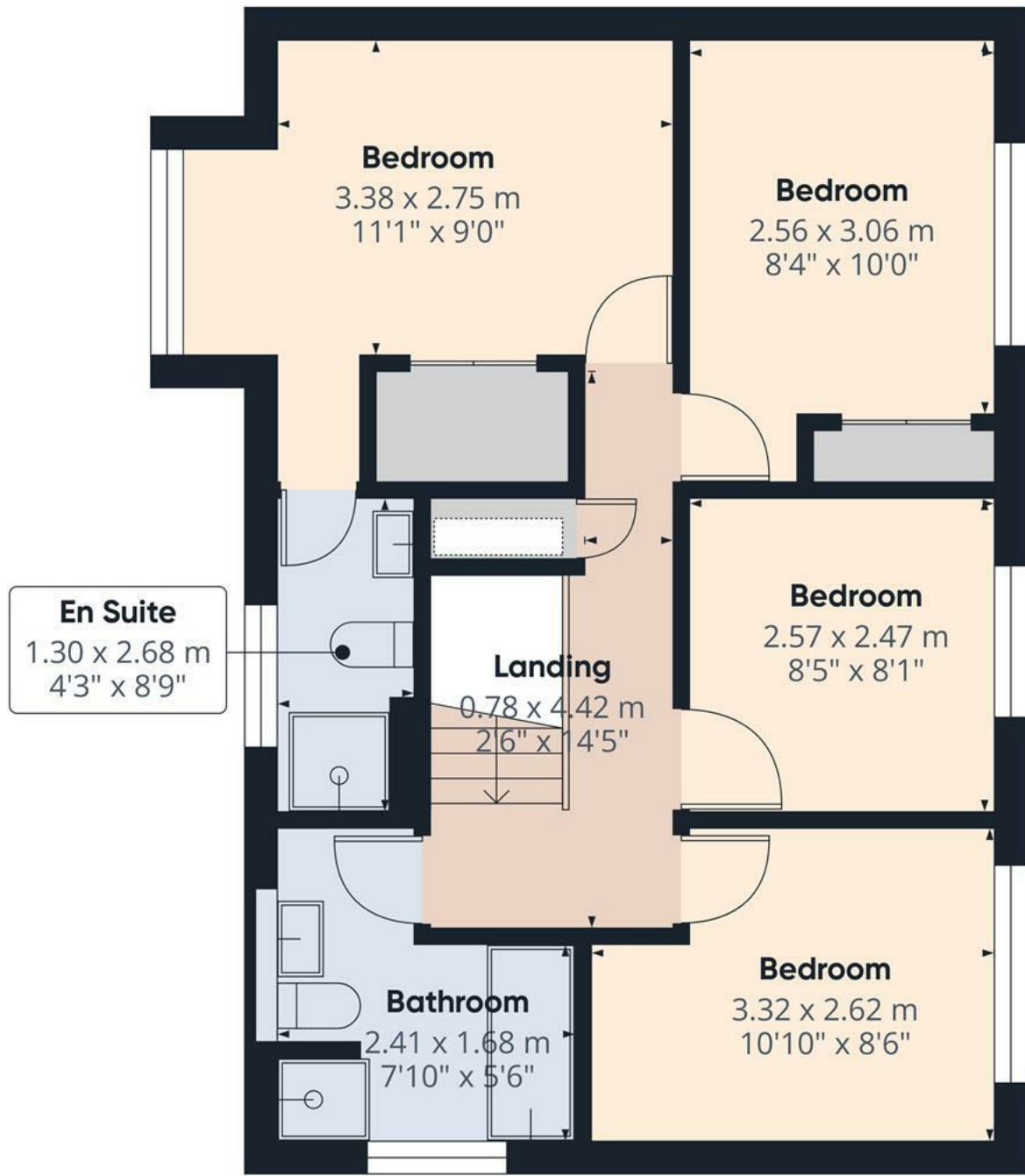
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Floor 0



Floor 1

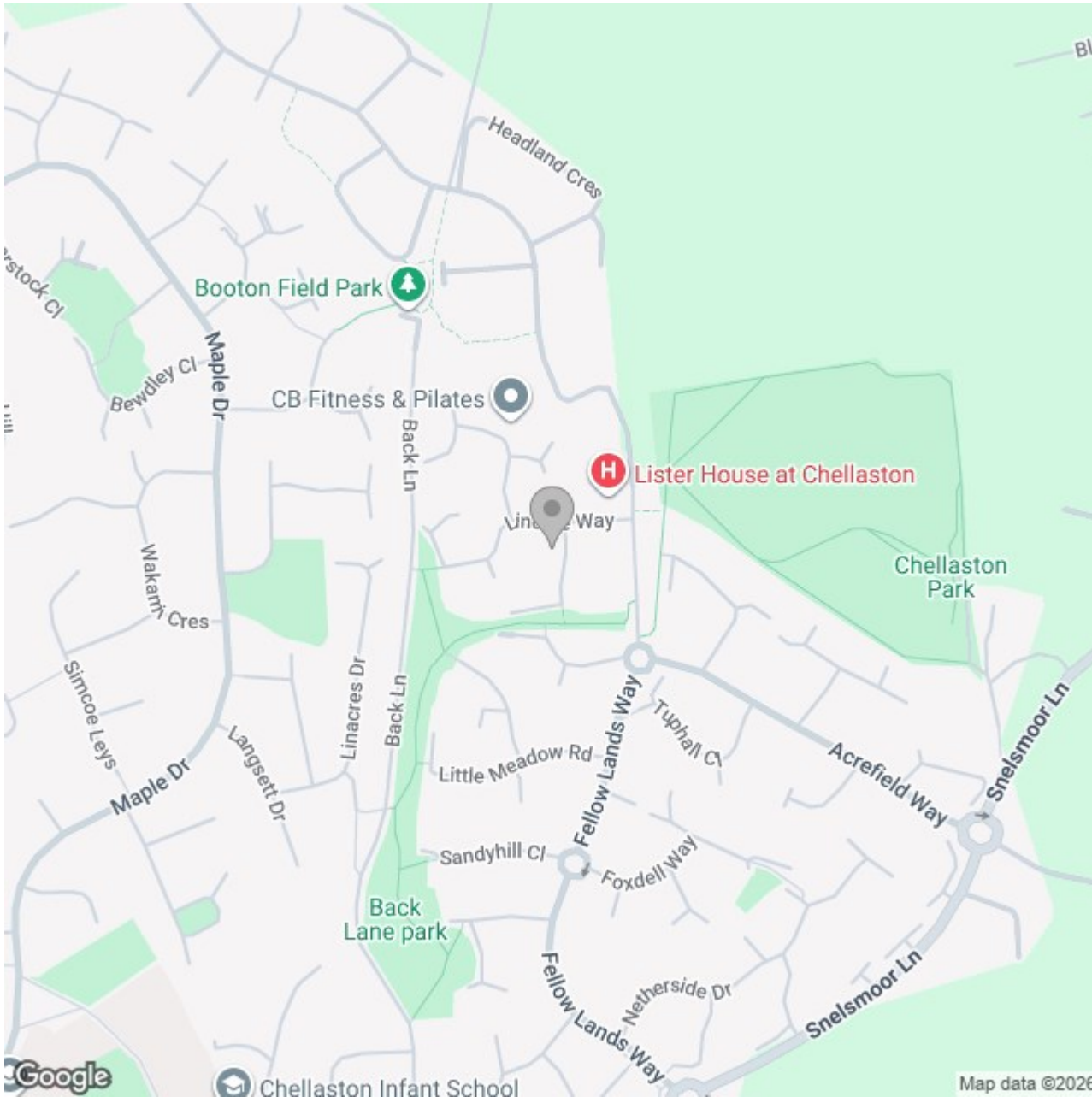
Approximate total area<sup>(1)</sup>

50.6 m<sup>2</sup>  
546 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	