



3 Knights Road
Chellaston
Derby
DE73 5WW

Per Calendar Month
£1,400 Per Calendar Month

- Chellaston School Catchment
- Gas fired central heating
- Sealed unit double glazing
- Entrance hall
- Sitting room
- Dining kitchen
- Master bedroom with en-suite
- Family bathroom
- Single integral garage
- Lawned gardens to front and rear

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended to appreciate the tastefully decorated and well presented living accommodation on offer. Gas centrally heated and double glazed accommodation briefly comprises entrance hall, guest cloakroom, sitting room, dining room, fitted kitchen and utility room. To the first floor the principal bedroom has en suite facilities. There are three further well proportioned bedrooms and a family bathroom with full suite and shower. To the rear of the property is an enclosed lawned garden with decking area and patio. Driveway providing ample off street car standing to the front with adjacent lawned fore garden and single integral garage. The property is located within easy reach of major link roads including the A50 and M1 motorway network, the city of Derby is within striking distance and Chellaston offers a wide variety of local amenities along with the renowned integral School. The property also has a security alarm.

LOCATION

The property's location gives easy access to a full range of amenities in Chellaston including schooling at all levels, most notably Homefields Primary and Chellaston Academy Schools, a range of retail outlets, regular bus services, restaurants and village inns and very easy access onto the nearby A50 which in turn links to both the M1 and M6 motorways, together with East Midlands International Airport.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With wood grain effect laminate flooring, central heating radiator, stairs leading to the first floor with useful understairs storage cupboard and doorway leads to

GUEST CLOAKROOM

With low flush WC and wall mounted wash hand basin, complementary ceramic floor and tiled splashbacks, wall mounted alarm control panel. Extractor fan. Doorway from the entrance hall leads to





SITTING ROOM

5.22m x 3.55m (17'1" x 11'7")

With the continuation of the wood grain effect laminate flooring, feature fireplace incorporating a modern coal effect living flame gas fire with marble hearth, surround and moulded mantle. Two double central heating radiators and upvc double glazed bay window to the front. TV aerial point, telephone jackpoints. Double doors leads to

DINING ROOM

3.34m x 2.98m (10'11" x 9'9")

With the continuation of the wood grain effect laminate flooring. Central heating radiator and sealed unit double glazed sliding patio doors provide access to the rear garden.

DINING KITCHEN

4.90m x 3.21m (16'0" x 10'6")

With a range of fitted base, wall and drawer units having matching cupboard fronts with roll edge laminated granite effect preparation surfaces with inset one and a half sink unit with draining board and period style mixer tap. Integrated electric fan assisted oven with built in four ring gas hob, plumbing suitable for an automatic dishwasher / washing machine and appliance space suitable for an under counter refrigerator. Ceramic floor and wall tiling, extractor hood over the hob with variable speed fan and lighting, upvc double glazed window to the rear elevation and double glazed sliding patio doors provide access to the rear garden. Double central heating radiator and solid panelled and obscure double glazed door provides access to the side. Doorway leads to

UTILITY ROOM

With the continuation of the slate effect ceramic flooring, fitted base unit with roll edge worktop over having inset stainless steel sink unit and draining board with modern mixer tap, complementary ceramic tiled splashbacks, plumbing suitable for an automatic washing machine and space suitable for a clothes dryer. Wall mounted gas boiler servicing the central heating system. Central heating radiator, extractor fan and upvc double glazed window to the side elevation.

TO THE FIRST FLOOR

Accessed via split level staircase with semi galleried landing having radiator, double glazed window to the side and useful airing cupboard housing the hot water cylinder. Doorway leads to



PRINCIPAL BEDROOM

5.02m x 3.52m (16'5" x 11'6")

With wood grain effect laminate flooring, TV aerial point, double radiator and upvc double glazed bay window to the front. Doorway leads to

LUXURY ENSUITE

Comprising shower cubicle with thermostatic mixer shower, complementary ceramic wall tiling, ceramic flooring, low flush WC and pedestal wash hand basin. Central heating radiator, extractor fan and obscure double glazed window to the front elevation.

BEDROOM TWO

3.62m x 3.48m (11'10" x 11'5")

With wood grain effect laminate flooring, central heating radiator and upvc double glazed window to the rear.

BEDROOM THREE

2.99m x 2.51m (9'9" x 8'2")

With central heating radiator and upvc double glazed and leaded window to the front elevation.

BEDROOM FOUR

2.47m x 2.39m (8'1" x 7'10")

With telephone jackpoint, central heating radiator and upvc double glazed window with pleasant aspect to the rear.

FAMILY BATHROOM

With full suite comprising low flush WC, pedestal wash hand basin and panelled bath with mixer shower over. Shower screen, complementary ceramic wall tiling, wood grain effect lino flooring, central heating radiator and obscure upvc double glazed window to the rear elevation.

OUTSIDE & GARDENS

Directly to the rear of the property is a lawned and enclosed garden with decked area and patio. To the front is a low maintenance lawned fore garden with adjacent driveway providing ample off street car standing which leads to a single integral garage with metal up and over door, power and lighting.



DIRECTIONAL NOTE

The approach from Derby is via the A52 towards Nottingham, take the slip road onto the A6 and continue along the Raynesway bypass, at the next traffic island take the right hand lane and continue following signs for A50 Uttoxeter / Stoke on Trent. Proceed along the A50 travelling west before taking the slip road signposted A514. At the traffic island turn right onto Crown Way, bear left at the first traffic island before turning right into Courtway Crescent, proceed along Courtway Crescent before turning right into Knights Road where number 3 is located on the left hand side, as identified by our To Let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 22nd September 2024,

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

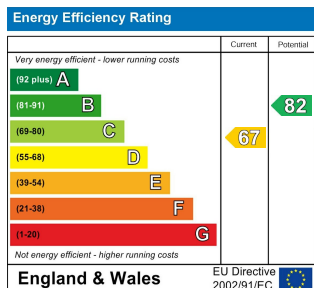
DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.



SALES OFFICE

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