



**7 Ferrers Drive
Chellaston
Derby
DE73 6XR**

Price £390,000

- GREAT LOCATION
- SMALL CUL-DE-SAC
- SUPERB OPEN-PLAN LIVING KITCHEN
- LOUNGE
- UTILITY WITH CLOAKROOM OFF
- FOUR DOUBLE BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- SOUTHERLY ASPECT TO THE REAR GARDEN
- SIDE BY SIDE PARKING FOR TWO CARS ON DRIVEWAY

GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co bring to the market this attractive Redrow-built four-bedroom detached residence in the sought-after Derby suburb of Chellaston. This attractive property offers gas centrally heated and double-glazed accommodation with an entrance hallway with stairs off to the first floor and a useful understairs storage cupboard. There is a lounge to the front with a walk-in bay window and a spacious living and dining kitchen with modern units and integrated appliances to the rear. French doors open up into the garden with its southerly aspect. Further accommodation on the ground floor includes a utility and cloakroom.

On the first floor are four double bedrooms, the principal bedroom having an en suite shower room and a family bathroom.

Outside to the front is a drive leading to a garage with power and light and lawned frontage. To the rear is a fully enclosed garden with a lawn and patio.





LOCATION

Chellaston is always popular with schooling for all ages, supermarkets, a doctor's surgery, a pharmacy, and a bakery. There is great access to the A50 for onward travels to the M1, A6, and A38 for travel to the further commercial centres in the Midlands area.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.98m x 3.27m (6'5" x 10'8")

Has stairs off to first floor with useful under stairs storage cupboard, ceiling light point, radiator, doors to lounge, door to kitchen and attractive LVT flooring,



LOUNGE

3.24m x 4.97m into bay window (10'7" x 16'3" into bay window)

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

DINING KITCHEN

6.53m x 3.26m min 3.87m (21'5" x 10'8" min 12'8")

Attractively fitted with a n extensive range of base cupboards, drawers and wall mounted cabinets and larder storage, work tops incorporate a four ring AEG gas hob and a one and a quarter stainless steel sink, integrated appliances include fridge, freezer, AEG double oven and dishwasher. There is a window looking out over the rear garden, useful storage cupboard, French doors with glazed side panels lead out onto the patio, there is a



radiator, ample space for dining room table and chairs and sofas, recessed ceiling down lights and a further door that opens through to the utility.

UTILITY

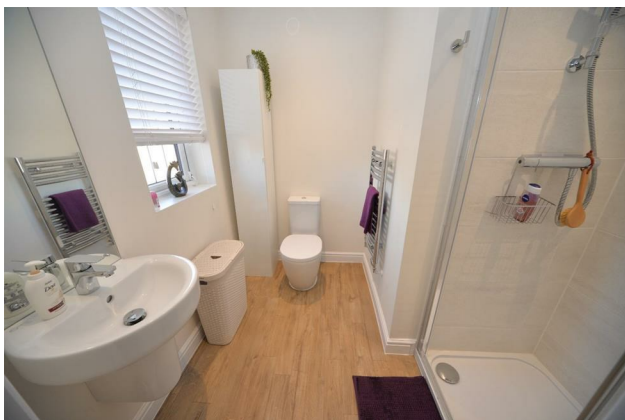
1.79m x 1.99m (5'10" x 6'6")

Is equipped with a base cupboard with work tops over which are inset with a stainless steel sink and side drainer, there is space for washing machine, space for tumble dryer, recessed ceiling down lights and a door leading out to the rear garden. A further door opens up into the guest cloakroom.

GUEST CLOAKROOM

1.80m to the window x 0.93m (5'10" to the window x 3'0")

Has an obscure window to the side aspect, W.C. and wall mounted hand wash basin with tiled splashbacks,



recessed ceiling down lights and radiator.

FIRST FLOOR

LANDING

4.20m x 1.72m max 0.82m min (13'9" x 5'7" max 2'8" min)

Having a loft access point, useful storage cupboard and a further cupboard which houses the domestic hot water and central heating tank, all doors leading off:

MASTER BEDROOM

3.25m width x 4.56m to window excl bay (10'7" width x 14'11" to window excl bay)

Has a lovely large walk in bay window to the front aspect, radiator and ceiling light point, a door opens through to the attractive fitted en suite.

EN SUITE

2.21m to rear of shower x 1.98m (7'3" to rear of shower x 6'5")

Has an obscure window to the front aspect,



wall mounted hand wash basin with mirrored splashbacks, W.C. and fully tiled shower enclosure with bi fold glazed door, there are recessed ceiling down lights and a heated chrome towel rail.

BEDROOM TWO

3.03m x 4.03m length to window (9'11" x 13'2" length to window)

Window to the front aspect, radiator and ceiling light point.

BEDROOM THREE

2.96m wide x 3.03m to window (9'8" wide x 9'11" to window)

Has a window looking out over the rear garden, radiator and ceiling light point.

BEDROOM FOUR

3.66m to window x 3.26m wide (12'0" to window x 10'8" wide)

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



FAMILY BATHROOM

2.02m wide x 2.42m to window (6'7" wide x 7'11" to window)

The bathroom is equipped with a bath with mixer taps and separate shower over with glazed screen, W.C. and wall mounted hand wash basin with mirrored splashbacks, there is a heated chrome towel rail, obscure window to the rear aspect, extractor fan and recessed ceiling down light.

OUTSIDE

The property sits back behind a tarmac driveway with a paved path leading to the front door which is flanked by a lawn, a path leads down the side of the property and opens into the rear garden which is fully enclosed with a fenced boundary and is predominantly laid to lawn with paved patio areas and has an attractive southerly aspect.

CONSTRUCTION

Standard Brick Construction



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.

COUNCIL TAX BAND

South Derbyshire District Council - Band E

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

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

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website about

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 09/2024) 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	84
(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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