



166 Fellow Lands Way, Chellaston, Derby, DE73 6WD

£289,995



A quality modern property providing impressive accommodation arranged over three floors including a kitchen diner, large principal bedroom suite and detached garage.



166 Fellow Lands Way, Chellaston, Derby, DE73 6WD

£289,995



The smartly presented interior incorporates both UPVC double glazing and gas central heating comprising, a formal entrance hallway with a tiled floor and stairs, cloakroom WC, dining kitchen with integrated appliances and a spacious lounge with French doors leading to the rear garden. On the first floor there are three well proportioned bedrooms, two being comfortable double sized, the fourth a generous single or study, there is also a family bathroom with shower over bath. To the second floor is the superb and spacious principal bedroom with deep storage recess, dormer window and en suite with shower cubicle.

Externally there is a side driveway leading to a brick built detached garage, the rear garden is enclosed by timber fencing with a side gate, paved pathways and lawn.

The property is located on a modern development with pleasant surrounding walls and open green spaces, ease of access into the suburb centre where there is an impressive range of local shopping facilities, schooling, popular public houses and café. The A50 provides access to the M1, East Midlands Airport and Parkway train station connecting to London.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

11'10" x 3'5" (3.61m x 1.04m)

CLOAKROOM WC

5'6" x 2'11" (1.68m x 0.89m)

DINING KITCHEN

13'7" x 9'2" (4.14m x 2.79m)

LOUNGE

16'1" x 11'1" (4.90m x 3.38m)

FIRST FLOOR

LANDING

9'9" x 3' (2.97m x 0.91m)

BEDROOM TWO

12'1" x 9'3" (3.68m x 2.82m)

BEDROOM THREE

12'6" x 9'2" (3.81m x 2.79m)

BEDROOM FOUR

9' x 6'7" (2.74m x 2.01m)

BATHROOM

6'7" x 5'5" (2.01m x 1.65m)

SECOND FLOOR

LANDING

3'3" x 2'10" (0.99m x 0.86m)

BEDROOM ONE

18'3" x 9'6" (5.56m x 2.90m)

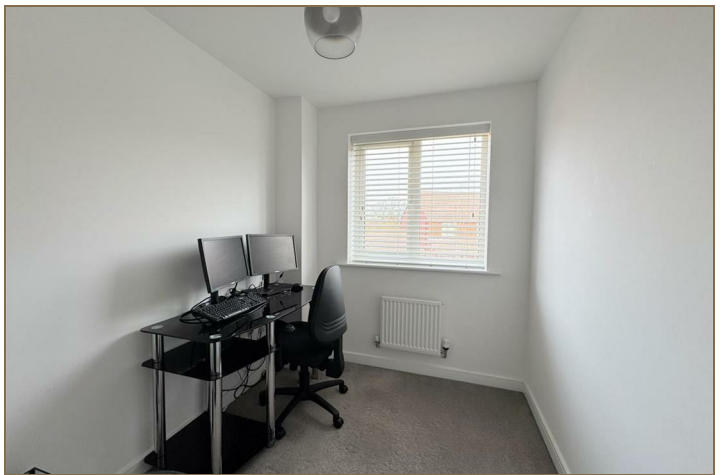
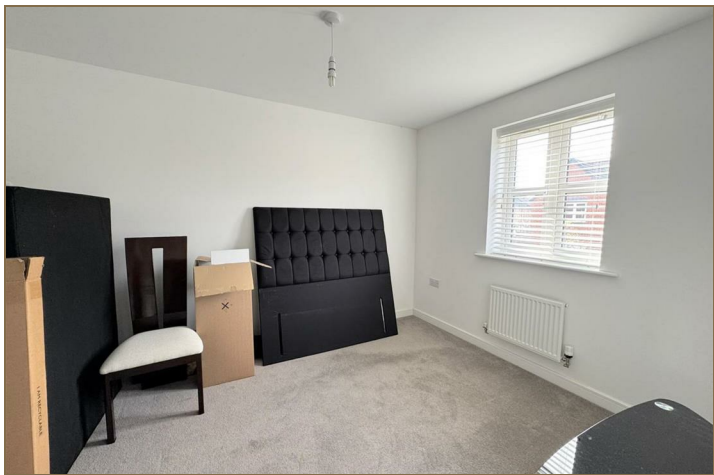
EN-SUITE

6'4" x 5'1" (1.93m x 1.55m)

OUTSIDE

GARAGE

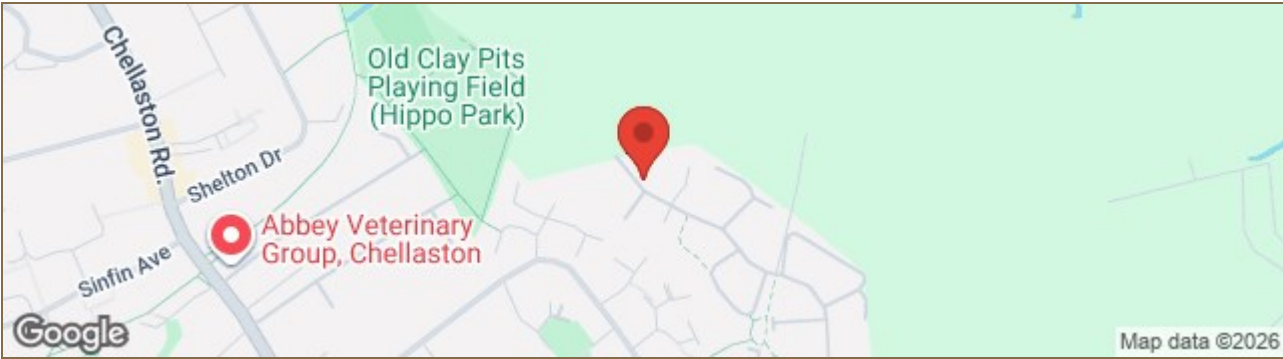
20'2" x 10'1" (6.15m x 3.07m)







Road Map



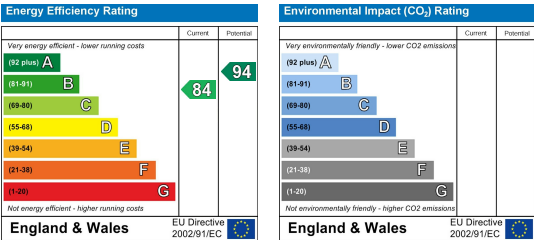
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk