



## 27 Back Lane, Chellaston, Derby, DE73 6TN

**£315,000**



Enjoying a pleasant position within old Chellaston village is this very well presented three bedroom detached family home with conservatory, modern kitchen and beautiful secluded garden.





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## DIRECTIONS

From High Street, follow the road away from the village centre passing small parade of shops, shortly turning left onto Back Lane where the property will be found on the left just after the junction with Wimbourne Close.

The gas centrally heated and UPVC double glazed accommodation comprises, deep entrance hallway with cloaks cupboards, open plan living dining room, conservatory and a modern fitted kitchen. To the first floor are two double bedrooms, one generous single bedroom and bathroom with shower over bath.

Externally, there is a recently landscaped frontage with block paved driveway leading to a garage with roller shutter door, slate chippings and planted borders. The rear garden is beautifully designed having a large patio area leading onto artificial turf, raised rockery with established planting and fenced borders.

The property occupies an established position within the older part of Chellaston village and within easy reach of local shopping and educational facilities.

An excellent family home, position and location.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a UPVC double glazed front door into a deep formal hallway area with stairs leading to the first floor and useful store cupboard beneath, additional cloaks cupboard, attractive wooden flooring and wall panelling and central heating radiator.

#### LIVING ROOM

23'5" x 11' (7.14m x 3.35m)

A very spacious open plan living and dining room having a UPVC double glazed window glazed window to the front and side elevations allowing for plenty of natural light, feature fireplace with surround and hearth and an inset flame gas fire with remote, media connections, and two central heating radiators, UPVC double glazed door into:

#### CONSERVATORY

12'2" x 9'9" (3.71m x 2.97m)

Of brick base construction with UPVC double glazed windows and French doors all providing a pleasant aspect over the garden, glazed roof with blinds, tiled floor, radiator.

## KITCHEN

16'9" x 9'5" (5.11m x 2.87m)

The kitchen is beautifully appointed with a comprehensive range of wall and base units with matching two tone cupboard and drawer fronts, square edge laminate work surfaces, feature tiled splashback, inset ceramic sink and drainer with boiling tap, Neff appliances include electric oven with 'hide and slide door' combination microwave grill, integrated dishwasher and space for a washing machine, UPVC double glazed window and door to garden, inset ceiling spotlights, laminate flooring, space for a breakfast table and chairs.

## FIRST FLOOR

### LANDING

With store cupboard housing modern Worcester combination boiler, side UPVC double glazed window and loft access.

## BEDROOM ONE

11'2" x 11'2" (3.40m x 3.40m)

A spacious bedroom having a front facing UPVC double glazed window with pleasant outlook, Sharp's fitted wardrobes, drawers and bedside cabinets, vinyl flooring and radiator.

## BEDROOM TWO

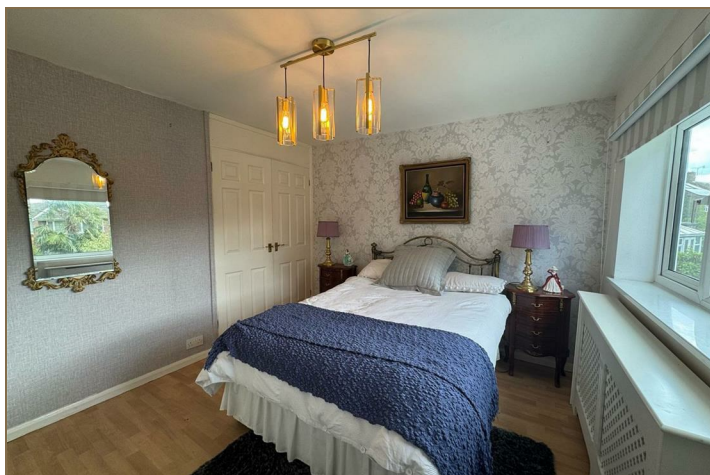
11'2" x 10'2" (3.40m x 3.10m)

A second spacious double bedroom with built-in wardrobe, vinyl floor covering, UPVC double glazed window overlooking the beautiful rear garden and radiator.

## BEDROOM THREE

7'6" x 6'7" (2.29m x 2.01m)

A generous third single bedroom having a front facing UPVC double glazed window with pleasant outlook, small bulkhead shelf and radiator.





## BATHROOM

6'6" x 5'6" (1.98m x 1.68m)

Smartly appointed with a white three-piece suite comprising a panelled bath with a mains chrome overhead shower over and bi-folding screen door, wash basin and low level WC, tiled walls, feature vinyl floor covering, UPVC double glazed window, inset ceiling spotlights.

## OUTSIDE

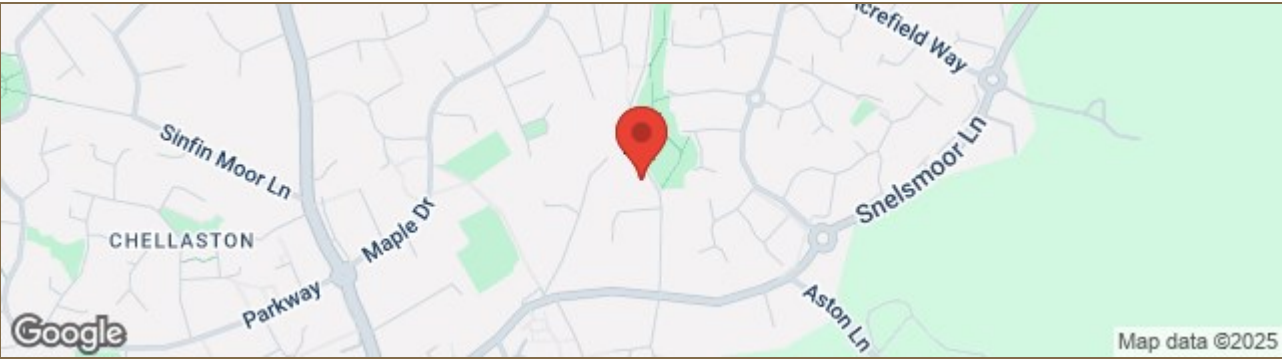
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## Road Map



## 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.

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## Energy Efficiency Graph

