



9 Manor Road, Chellaston, Derby, DE73 6RB

£269,950



A really smartly presented three bedroom semi-detached family with open plan living accommodation enjoying a lovely private garden located on this attractive cul-de-sac in the heart of this popular South Derbyshire location.



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The excellent interior includes both UPVC double glazing and gas central heating briefly comprising entrance hallway with attractive composite front door, under stairs cloakroom WC, the living accommodation is open plan comprising a bay windowed lounge, dining area with access to the rear garden and a modern fitted kitchen with integrated appliances. To the first floor there are two double bedrooms, third single bedroom and a beautifully appointed bathroom suite.

Externally the property benefits from a wide block paved driveway providing off-road parking, side gate and a brick built detached garage. To the rear there is a delightful enclosed garden offering a high degree of privacy surrounded by mature trees, within the garden are two areas of patio, lawns and additional seating area at the foot of the garden. There is also a brick built utility shed with plumbing for a washing machine, tap and power socket.

Manor Road is located directly off Derby Road within the centre of Chellaston close to all local amenities including numerous grocery stores, schooling, café and popular public houses. Ease of access can be sought to the city centre, the A50 leading to East Midlands Airport and the M1 corridor.

An excellent family home, position and location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Attractive composite front door with inset and side double glazed panels, stairs to first floor, attractive column radiator.

CLOAKROOM WC

Low level WC and wash basin, UPVC double glazed window.

LOUNGE

12'4" into bay x 10'10" (3.76m into bay x 3.30m)

A very pleasant bay windowed lounge with plentiful space for comfy furniture, media connections, UPVC double glazed bay window with Venetian blinds, fireplace recess and wooden mantle, radiator.

DINING AREA

11'1" x 9'9" (3.38m x 2.97m)

With ample space for a dining table and chairs, laminate flooring, chimney breast with display recess, UPVC double glazed window and door into the garden, radiator, open plan access into:

KITCHEN

8'2" x 7'8" (2.49m x 2.34m)

Very smartly fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and

tilled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, integrated dishwasher, fridge and freezer, UPVC double glazed window, inset ceiling spotlights.

FIRST FLOOR

LANDING

BEDROOM ONE

13' into bay x 10'11" (3.96m into bay x 3.33m)

A spacious bay windowed bedroom with fitted wardrobes, UPVC double glazed bay window, radiator.

BEDROOM TWO

11'1" x 9'11" (3.38m x 3.02m)

A second generous double bedroom with rear facing UPVC double glazed window, radiator.

BEDROOM THREE

7'10" x 6'11" (2.39m x 2.11m)

A perfect single bedroom with rear facing UPVC double glazed window, radiator.

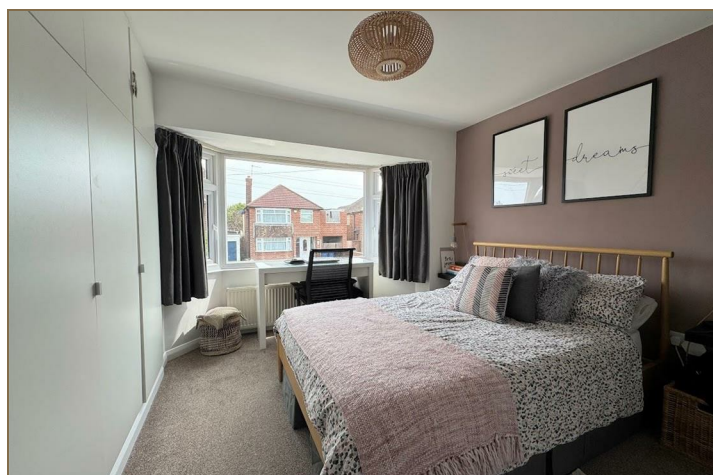
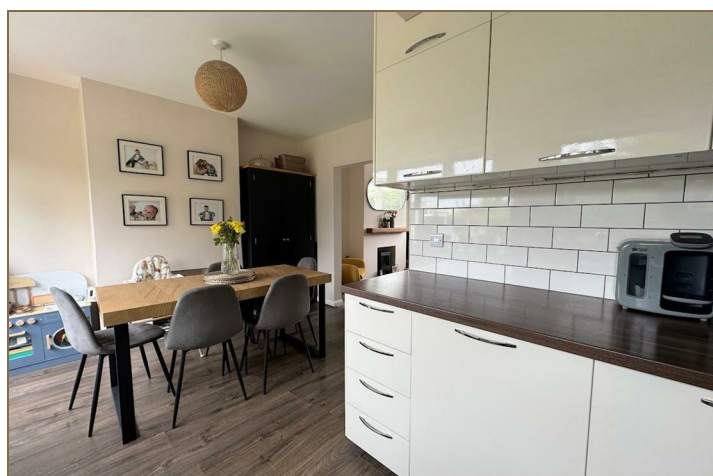
BATHROOM

5'11" x 5'10" (1.80m x 1.78m)

Stylishly appointed with a modern three piece suite having black fittings comprising a bath with mains shower over and additional showerhead, fitted shower screen, wash hand basin and low level WC, wall tiled to splash areas, UPVC double glazed window, inset ceiling downlighters, extractor fan and towel radiator.

OUTSIDE

Externally the property benefits from a wide block paved driveway providing off-road parking, side gate and a brick built detached garage. To the rear there is a delightful enclosed garden offering a high degree of privacy surrounded by mature trees, within the garden are two areas of patio, lawns and additional seating area at the foot of the garden. There is also a brick built utility shed with plumbing for a washing machine, tap and power socket.



UTILITY STORE

With plumbing and space for a washing machine, additional appliance and storage space.

GARAGE

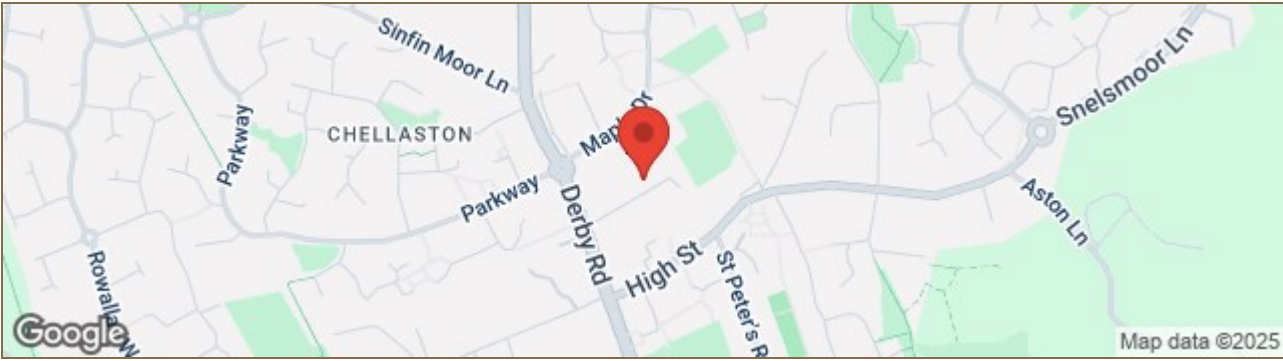
16'9" x 8'5" (5.11m x 2.57m)

A brick constructed single garage with main up and over door, personal side door, power and light.





Road Map



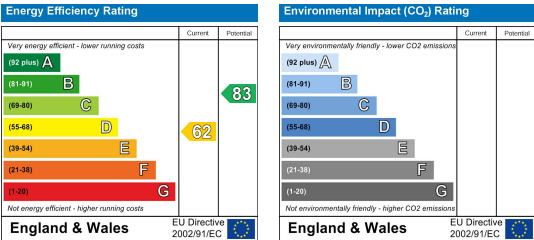
Floor Plan



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



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