



## 7 Hamlet Court, Chellaston, Derby, DE73 5AH

**£575,000**



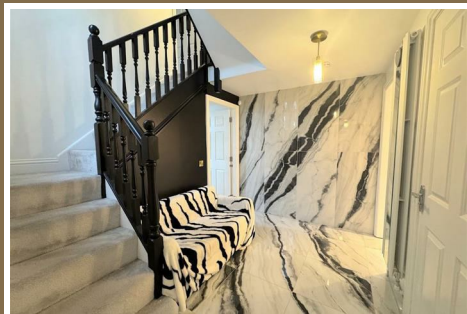
A superbly positioned five double bedroom executive detached residence with stylish kitchen upgrade, luxurious main bedroom suite and detached double garage.





# 7 Hamlet Court, Chellaston, Derby, DE73 5AH

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This large family home offers quality and impressive gas centrally heated accommodation over three floors briefly comprising, entrance hallway with feature tiling, upgraded cloakroom, study, stylishly appointed kitchen with Samsung integrated appliances and island, matching utility room, open plan dining area flowing from the kitchen and into the main family living room. On the first floor is the main principal bedroom suite with large bedroom area, dressing room with wardrobes and en-suite, two further double bedrooms and four piece bathroom suite. On the second floor are two further double bedrooms, one with fitted wardrobes and finally a shower room.

Externally, the property is positioned at the end of a small cul-de-sac on a private driveway fronting the cycle path behind a mature Laurel hedge and trees, double driveway with EV charger leading to a detached double garage and a pleasant front garden with lawn and low level hedge. The rear garden is mainly laid to lawn with fenced borders, access is available to both sides of the house also with front and side gated access.

Located at the edge of this popular modern development, the property enjoys a leafy outlook with good access to local facilities including shops, schooling, parks, cafes, restaurants popular public houses. The city centre, A50 and East Midlands Airport are all within easy reach.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

A striking hallway with feature floor and wall tiling with space for furniture, an attractive staircase leads to the first floor, two UPVC double glazed windows allow for natural light, vertical radiator.

#### CLOAKROOM

A luxuriously appointed cloakroom with feature tiling, low level WC, contemporary wash hand basin sat on a vanity unit with drawer and shelf, illuminated mirror, extractor fan, radiator.

#### STUDY

8' x 6'5" (2.44m x 1.96m)

Positioned to the front of the house slightly away from the main living areas and kitchen, this is the perfect home office with front facing UPVC double glazed window, radiator.

#### KITCHEN

12'6" x 10'1" (3.81m x 3.07m)

The kitchen has been styled with a high-end installation comprising an extensive range of wall, floor and pantry units with a natural stone effect cupboard and drawer front, granite work surfaces, recessed sink, feature splashback and floor tiling matching the hallway, island with breakfast bar and deep pan drawers, Samsung integrated appliances include an electric Wi-fi controlled oven and

multi-purpose microwave-air-fryer-oven, gas hob with a concealed extractor fan over, integrated dishwasher, space for an American style fridge freezer, vertical radiator, access into:

### UTILITY ROOM

6'9" x 6'4" (2.06m x 1.93m)

A separate room off the kitchen with a continuation of the feature flooring and splashback, floor unit with laminate work surface, stainless steel sink and drainer, plumbing for two laundry appliances, side door, vertical radiator and modern Worcester, high-capacity combination boiler providing domestic hot water and gas central heating.

### DINING ROOM

11'5" x 9'1" (3.48m x 2.77m)

Flowing off from the kitchen with ample space for a dining table and chairs, UPVC double glazed French doors and windows set into a rear bay, a continuation of the feature tiled flooring, vertical radiator, further access into:

### LIVING ROOM

21'3" x 13'9" (6.48m x 4.19m)

A large, full depth living room, spacious enough for the whole family with wooden flooring throughout, front UPVC double glazed windows and rear French doors, fireplace and inset gas fire, media connections, two vertical radiators, additional access into hallway.

### FIRST FLOOR

#### LANDING

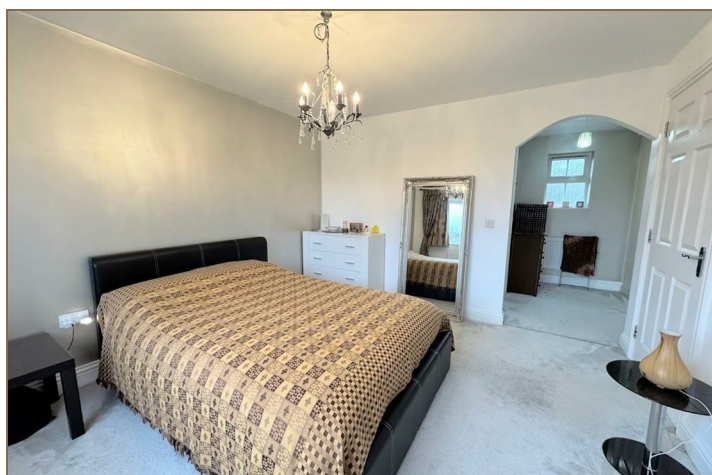
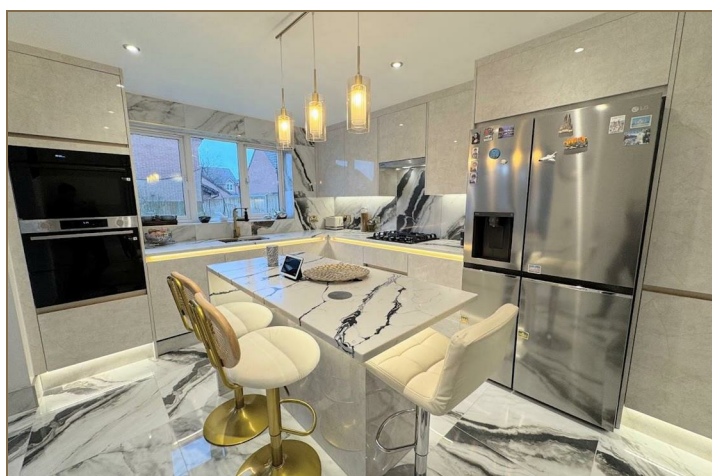
An attractive landing area with stairs continuing to the first floor, store cupboard, radiator.

### MAIN BEDROOM SUITE

#### BEDROOM AREA

12'4" x 11'2" (3.76m x 3.40m)

Spacious with ample room for a large bed and furniture, a rear facing UPVC double glazed window overlooks the gardens, radiator, access into:





## DRESSING AREA

7'3" x 4'9" to front of wardrobes (2.21m x 1.45m to front of wardrobes)

Having fitted wardrobes, UPVC double glazed window, radiator, access into:

## EN-SUITE

7'5" x 7' (2.26m x 2.13m)

A generous en suite having a double width shower cubicle with mains shower, wash basin and WC, pebble effect textured vinyl flooring, half tiled walls, UPVC double glazed window, extractor fan, radiator.

## BEDROOM TWO

12' x 11'3" (3.66m x 3.43m)

A spacious double bedroom having a front facing UPVC double glazed window with pleasant aspect towards the cycle path, ample space for all bedroom furniture, radiator.

## BEDROOM THREE

11'3" x 8'11" (3.43m x 2.72m)

A comfortable double bedroom with ample space for bedroom furniture, a rear facing

UPVC double glazed window overlooks the gardens, radiator.

## BATHROOM

9'3" x 8'1" (2.82m x 2.46m)

A superbly appointed four piece bathroom suite comprising a panelled bath, separate shower cubicle with mains chrome shower, wash basin and WC, vinyl flooring, half tiled walls, UPVC double glazed window, extractor fan, sensor light, radiator.

## SECOND FLOOR

### LANDING

Arriving at a pleasant landing area from a dog leg staircase with Velux window over, radiator and independent access into all second floor rooms.

### BEDROOM FOUR

12'10" x 12'6" to front of wardrobes (3.91m x 3.81m to front of wardrobes)

A superb fourth bedroom with an attractive ceiling line, a front facing UPVC double glazed window dormer window enjoys a leafy



aspect towards the cycle path, two additional Velux windows, fitted wardrobes, eaves storage, radiator.

### **BEDROOM FIVE**

12'10" x 10'4" (3.91m x 3.15m)

A fifth and final double bedroom also with an attractive ceiling line, twin Velux windows, eaves storage, radiator.

### **SHOWER ROOM**

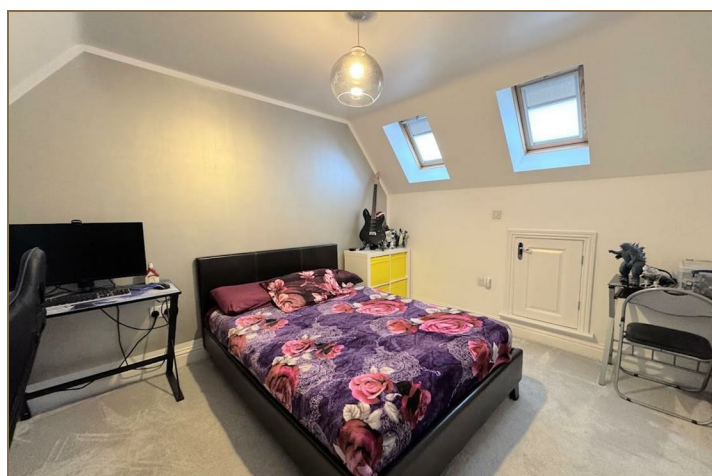
6'10" x 5'1" (2.08m x 1.55m)

Smartly presented and appointed with a corner shower cubicle with mains shower, wash basin and WC, vinyl flooring, half tiled walls, Velux window, extractor fan, sensor light, radiator.

### **OUTSIDE**

Externally, the property is positioned at the end of a small cul-de-sac on a private driveway fronting the cycle path behind a mature Laurel hedge and trees, double driveway with EV charger, leading to a detached double garage and a pleasant front garden with lawn and low level hedge. The

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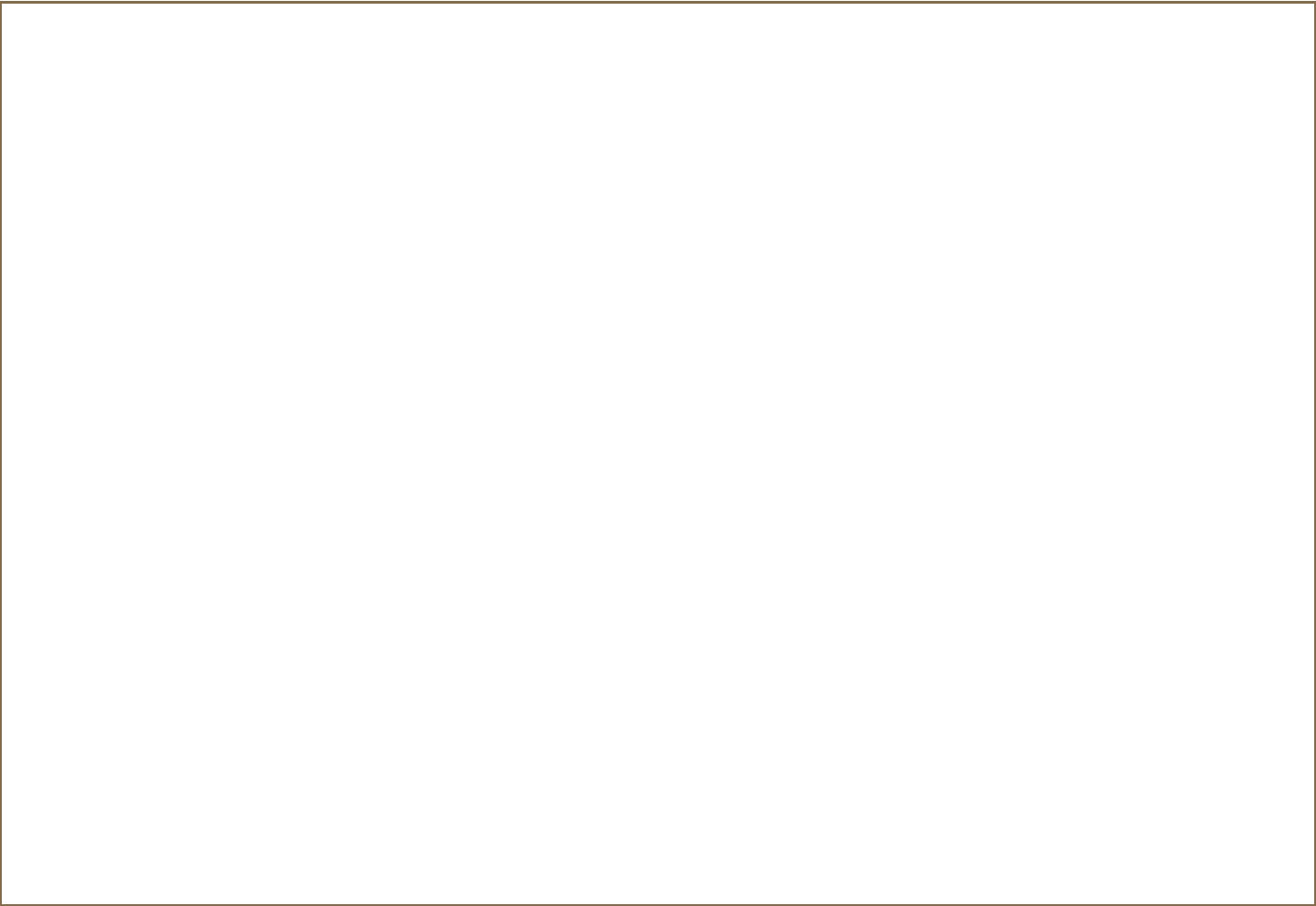




## Road Map



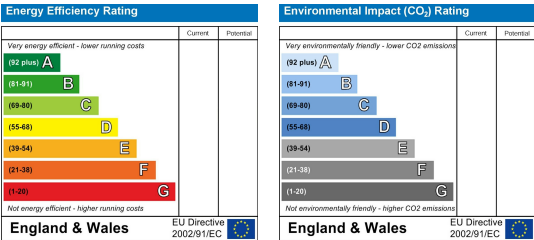
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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