



98 Fellow Lands Way,  
Chellaston, Derby  
DE73 6WD

**£400,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXCEPTIONALLY WELL PRESENTED, HIGH QUALITY FINISHED, DOUBLE FRONTED DETACHED BELLWAY HOMES CONSTRUCTED EX SHOW HOME, SITUATED WITHIN THIS DESIRABLE AND ESTABLISHED LOCATION.

'The Ashton', constructed approximately eight years ago, still benefiting from the NHBC warranty, comes with a range of extra high quality fittings having been the ex show home for the development, whilst boasting extended accommodation from the original build with a lantern roof day room, and with the removal of the wall between the kitchen and dining space has genuinely created a fantastic open plan family dining kitchen.

Other changes since the original construction is the conversion of the garage, creating an impressive garden room/home office/gym, whilst retaining a small part of the original garage for useful storage space.

The accommodation, over two floors, comprises entrance hall, ground floor w.c., useful pantry cupboard, snug/home office/play room, living room, open plan family dining kitchen and day room with feature lantern ceiling. The first floor landing then provides access to four bedrooms, two with en suite facilities and family bathroom.

Externally, there are landscaped gardens to the front and rear, the front with decorative wrought iron fencing and block paved driveway leading down the side of the property to the storage unit (formerly the garage.)

Further benefits to the property include gas fired central heating, double glazing and fitted bedroom furniture

Situated within this established and sought after location, the property provides easy access to the nearby city of Derby, whilst also offering nearby scenic walks to places such as Elvaston Country Park to name but one.

The property would suit those looking for a long term high quality family home and we highly encourage an internal viewing.



## ENTRANCE HALL

15'8" x 6'5" (4.8 x 1.97)

Composite and double glazed front entrance door with double glazed front window and fitted Roman blind, stairs to first floor with useful understairs storage cupboard, feature light fitting, oak internal doors to living room, snug, kitchen, w.c. and useful pantry cupboard. Radiator, alarm control panel and tiled floor.

## LOUNGE

16'0" x 11'8" (4.89 x 3.56)

Double glazed Georgian style window to the front, radiator, media points, feature light fitting and sliding doors allowing for the separation to the family dining kitchen if required.

## SNUG/HOME OFFICE/PLAY ROOM

10'7" x 8'8" (3.25 x 2.66)

Georgian style double glazed window to the front and radiator.

## PANTRY CUPBOARD

Useful storage space, continuation of the flooring from the hallway and fixed shelving.

## CLOAKS/W.C.

5'10" (max) x 4'0" (1.78 (max) x 1.22)

White two piece suite comprising hidden cistern dual push-flush w.c. and wash hand basin with mixer tap. Fully tiled walls and floor, fully fitted bathroom mirror, spotlights, extractor fan and chrome heated ladder towel radiator.

## OPEN PLAN LIVING FAMILY DINING KITCHEN

28'0" x 10'5" (8.55 x 3.19)

THE KITCHEN AREA comprises a range of matching fitted soft closing base and wall storage cupboards with roll top work surfaces incorporating 1 ½ sink and drainer with mixer tap and matching splashboard, fitted AEG induction hob with extractor hood over, fitted eye level ovens and combination microwave oven, integrated fridge, freezer and dishwasher, high quality tiled floor, opening to the DINING AREA which has ample space for dining table and chairs, spotlights, feature light fitting, two radiators, double glazed windows to the rear with fitted Roman blinds. Opening to:

## DAY ROOM

10'7" x 8'11" (3.23m x 2.72m)

Forming an extension to the original accommodation with feature lantern ceiling, vertical radiator, double glazed French doors opening out to the rear garden and two double glazed windows to the side.

## UTILITY ROOM

7'2" x 5'2" (2.2 x 1.6)

Range of fitted base storage cupboards, matching the kitchen, with roll top work surfaces and inset single sink and mixer tap, plumbing for washing machine and boiler cupboard housing the gas fired central heating combination boiler. Wall mounted consumer box, matching tiled floor to that of the kitchen and composite and double glazed side exit door to block paved driveway.

## FIRST FLOOR LANDING

Doors to four bedrooms and bathroom, airing cupboard, useful storage cupboard, radiator and loft access space.

## BEDROOM 1

12'11" x 10'7" (3.7 x 3.23)

Double glazed Georgian style window to the front, radiator, feature light fitting, fitted wardrobes with spotlights over and door to:

## EN SUITE SHOWER ROOM

7'5" x 4'9" (2.27 x 1.45)

High quality three piece suite comprising walk-in double size shower cubicle

with dual mains fed shower, hidden cistern dual flush w.c. and wash hand basin with mixer tap. Fully tiled walls and floor, double glazed window to the side with fitted Roman blind, shaver point, chrome heated ladder towel radiator, spotlights and extractor fan.

## GUEST BEDROOM

12'0" x 11'11" (3.67 x 3.64)

Georgian style double glazed window to the front with fitted Roman blind, radiator, fitted wardrobes with spotlights over and door to:

## EN SUITE SHOWER ROOM

8'3" x 6'8" (2.54 x 2.05)

Walk-in double size shower cubicle with dual mains fed shower, dual push-flush w.c. and wash hand basin with mixer tap. Fully tiled walls and floor, double glazed Georgian style window to the front with fitted Roman blind, shaver point, spotlights, extractor fan and chrome heated ladder towel radiator.

## BEDROOM 3

14'4" x 8'7" (4.37 x 2.63)

Double glazed window to the rear with fitted Roman blind, radiator and fitted mirror fronted sliding door wardrobe with spotlights over.

## BEDROOM 4

11'10" x 8'9" (3.63 x 2.68)

Double glazed window to the rear with fitted Roman blinds, radiator and fitted mirror fronted sliding door wardrobes with spotlights over.

## FAMILY BATHROOM

8'9" x 6'8" (2.68 x 2.04)

Modern three piece suite comprising panel bath with shower screen, mixer tap and dual mains fed shower over, dual push-flush w.c. and wash hand basin with mixer tap. Fully tiled walls and floor, double glazed window to the rear with fitted Roman blind, wall hung chrome style ladder towel radiator, spotlights and extractor fan.

## OUTSIDE

To the front of the property are decorative wrought iron railings, block paved driveway leading down the side of the house and matching pathway to front entrance door, shaped lawn and planted borders housing a variety of bushes and shrubbery with fixed external lighting point. The block paving continues down the side of the property, providing off-street parking for several cars, in turn leading to the reduced size garage with up and over door. The rear garden is landscaped to make the most of the space, incorporating a good size paved patio area, ideal for entertaining, raised deck, decorative plum slate chippings and planted borders housing a variety of further specimen bushes and shrubbery, whilst being enclosed by timber fencing with fixed external lighting point and water tap. Double glazed French doors providing access to the garden room and side access gate back to the driveway.

## GARDEN ROOM/GYM/HOME OFFICE

12'6" x 9'4" (3.83 x 2.85)

Double glazed French entrance doors with double glazed windows to either side, electric heater, power and lighting points.

## STORAGE UNIT

Up and over door to the front and useful storage space.

## DIRECTIONAL NOTE

Leave Stapleford along the A52 in the direction of Derby. Eventually veer to the left and follow Raynesway onto the A6. After reaching the roundabout take the exit on to Shardlow Road and take the first exit at the next roundabout. Continue along on-to Chellaston Lane and continue over on-to Snelsmor Lane. At the next roundabout take the third exit on to Acrefield Way and continue to the next roundabout and take the exit on to Fellow Lands Way. Follow the bend in the road round and the property can eventually be found on the right hand side.





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.