

# Meadow Way

Chellaston, Derby, DE73 6UW

John   
German



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Chellaston, Derby, DE73 6UW

£185,000

**Great retirement bungalow tucked away and surrounded by other similar bungalows but not isolated, perfect for anyone looking to be able to walk to the shops or hop on a bus. With compact but well laid out accommodation and a nice corner plot with lovely gardens to potter about in.**

Chellaston is a thriving suburban village on the outskirts of Derby with a fabulous range of local amenities including a great range of shops and eateries and highly regarded schools including Chellaston Academy. Chellaston also sits within easy reach of local employment most notably Rolls Royce and has excellent access to major commuter routes via A50/M1/A52/A6.

About the property - To the front is small roofed open air porch with room for a couple of seats to sit and watch the world go by and leading to a uPVC double glazed entrance door that opens into a small entrance lobby with a window to the front and hanging space for coats.

The lobby leads onto the lounge which has a large uPVC double glazed picture window that overlooks the front garden, feature living flame electric fire with an elegant surround, radiator and uPVC double glazed window to the side.

The kitchen sits off the lounge and is fitted with a range of base and eye level units with roll edge work surfaces, stainless steel sink unit with tiled splashbacks, cupboards under, space for appliances (only the fridge is included), radiator, uPVC double glazed window to the rear and entrance door to the side.

A door leads into a rear entrance lobby with a uPVC double glazed entrance door to the side, and a built-in storage cupboard off with plumbing for a washing machine and housing the central heating boiler.

Moving back through the bungalow an internal hallway leads off to the bedrooms and bathroom. The master bedroom has a uPVC double glazed window overlooking the front garden, radiator beneath and a built-in storage cupboard.

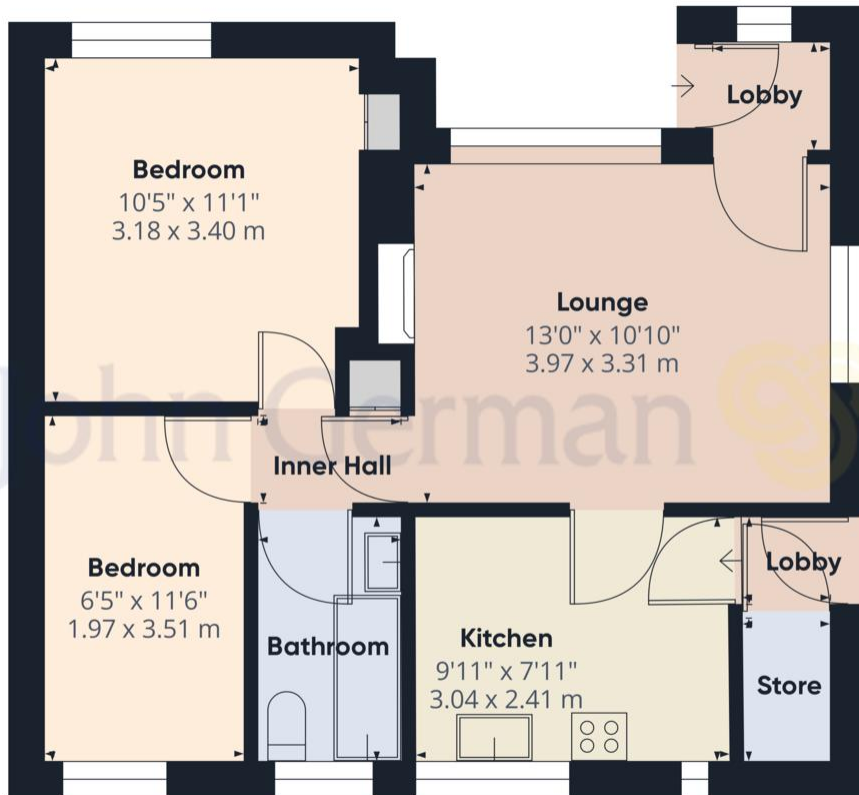
Bedroom two is a single bedroom with a uPVC double glazed window to the rear and a central heating radiator.

The bathroom completes the accommodation and comprises low flush WC, pedestal wash basin and a panelled bath with shower over. There is full height ceramic tiling to two walls, uPVC double glazed window to the rear and central heating radiator.

Outside to the front of the property is a pretty lawned garden with ornamental borders and low boundary hedging. Gated access to the side of the property leads to the rear garden which wraps around the side and rear of the property and is again mainly laid to lawn. The vendor tells us that there was planning permission now lapsed for construction of a garage to the side of the and the kerb is already dropped to allow for private off road parking if required subject to planning permission. There is residents only parking at the end of Meadow Way and permits are required.







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Approximate total area<sup>1)</sup>  
512.48 ft<sup>2</sup>  
47.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Planning permission:** Planning permission for a rear extension and dormer windows granted to the property directly behind work underway.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional      **Parking:** On road with permit parking available

**Electricity supply:** Mains      **Water supply:** Mains

**Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).      **AWAITING EPC MEDIA**

**Broadband type:** N/A

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG/A/14032024

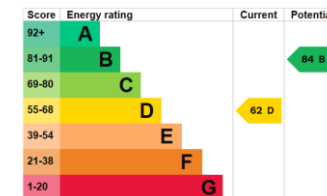
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