

ON HOLD



Chapple Lane, Chellaston, Derby
Offers In Region Of £340,000


MARTIN&CO

Chapple Lane, Chellaston, Derby

- Double fronted detached bungalow
- Two/three bedrooms
- Modern kitchen
- Spacious conservatory
- Cul de sac location

SUPERBLY PRESENTED DOUBLE FRONTED DETACHED BUNGALOW - POSITIONED IN A QUIET CUL DE SAC LOCATION - CLOSE TO LOCAL AMENITIES IN CHELLASTON. With large conservatory, flexible



ENTRANCE HALL

LOUNGE 18' 11" x 11' 11" (5.78m x 3.64m) Upvc double glazed bay window to the front elevation, stone feature fire surround, gas fire and central heating radiator.

KITCHEN 11' 10" x 10' 4" (3.61m x 3.17m) With a range of units at eye and base level providing work surface storage and appliance space, Zanussi four ring induction hob, integrated Zanussi electric cooker, plumbing for washing machine and space for free standing fridge freezer. Stable style door leading to the side porch.

BEDROOM ONE 12' 10" x 11' 11" (3.93m x 3.64m) With



double glazed window to the front elevation, central heating radiator.

BEDROOM TWO 12' 3" x 9' 10" (3.74m x 3.01m) With double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE/ SECOND RECEPTION ROOM 8' 7" x 8' 5" (2.62m x 2.58m) Double glazed window to the side elevation, doors opening into the conservatory, central heating radiator.

CONSERVATORY 17' 6" x 11' 5" (5.35m x 3.50m) A spacious conservatory offering versatile accommodation that can be used as a dining room, home office, sitting area or alike. Doors opening to the enclosed rear garden,.

PORCH A useful storage area that can be accessed from the side door, kitchen and rear garden.

OUTSIDE To the rear of the property is a private garden laid mainly to lawn, with mature plants and shrubs. To the front of the property is a low maintenance foregarden and a detached garage with a roller door. The garage also benefits from light and power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		



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