

Rose Close, Chellaston

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Offers in excess of
£425,000



This property at a glance:



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Rose Close, Chellaston



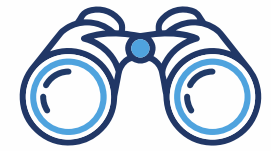
Sam says:

“What a brilliant home with so much to offer! The location is just ideal. The house takes up a corner plot with a good sized driveway and is just a stone’s throw away from schools, shops and other amenities. The living room is so bright and welcoming with a beautiful big bay window and looks out to the front of the home. The kitchen diner is a great space with a breakfast bar, utility room and doors through to a lovely big conservatory. The garage has now been converted into two really useful spaces. The back is now a study space and the front is a fully functioning cloakroom with sliding wardrobes, so smart and practical! Upstairs, all of the bedrooms are doubles which is just fantastic for a family. As well as an en-suite to the master bedroom there’s a good sized family bathroom upstairs too. Outside, despite the conservatory, there’s still plenty of garden to play with! There’s 2 patio areas, space for a shed and is barely overlooked. You’d be hard pushed to find a property as perfectly suited for family life as this one!”



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Did you spot...

This property has a converted garage, creating a study and boot room.



A message from the seller:

"We bought this house 5 years ago. Chellaston Bonnie Price estate was our first preference due to its great schools Homefields Primary and Chellaston Academy and its proximity to RR where we used to work. Both our kids attended to Homefields Primary School which is conveniently just across the road, leading to easier and more comfortable travels to school. Really convenient for a work from home parent! We love our house but we now have to move as our son is attending school in a different area and we have now changed jobs which are in a new area too, so we need to minimise our commute. We have great memories in this house, such as big barbeque parties with friends in the secluded garden and conservatory, Christmas and New Year's celebrations and parties with friends and family. We also have very nice neighbours. We hope it will be a lovely home for another family who will have nearly as good of memories as we had."



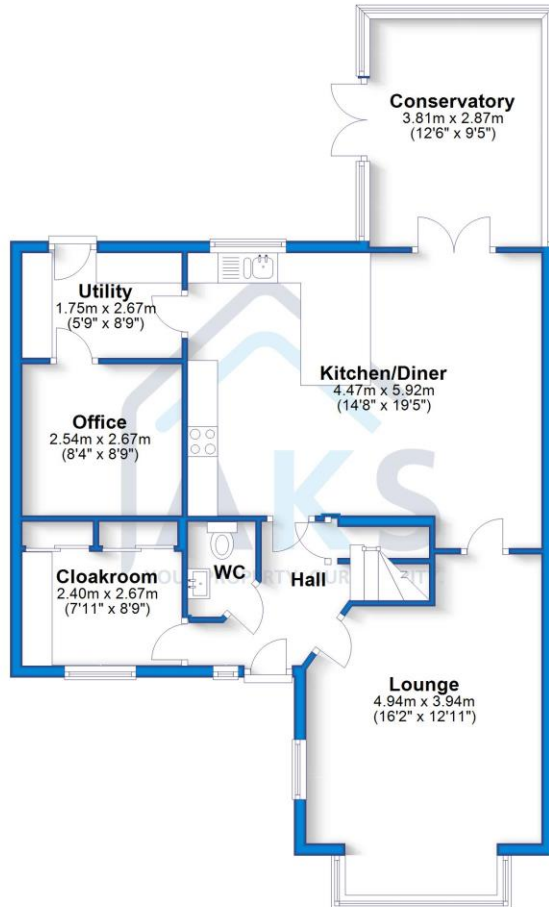


Floor Plan

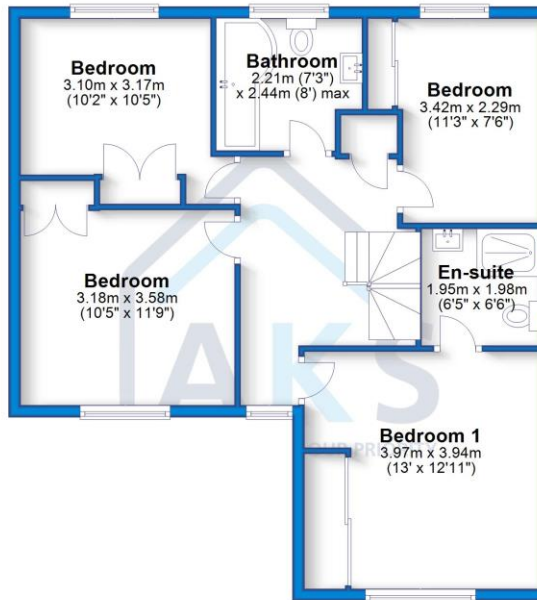


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Ground Floor
Approx. 82.5 sq. metres (888.1 sq. feet)



First Floor
Approx. 67.8 sq. metres (729.6 sq. feet)



Total area: approx. 150.3 sq. metres (1617.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- EPC RATING C
- CONVERTED GARAGE
- KITCHEN DINER
- 4 DOUBLE BEDROOMS
- CONSERVATORY
- CORNER PLOT
- RIGHT NEXT TO HOMEFIELDS PRIMARY SCHOOL



About the area:

This area is always highly sought after by families in large part due to the excellent schools. There is a great selection of local shops, pubs and cafes all within walking distance, a choice of different parks for children and dog walkers alike and some lovely walks along the canal. Chellaston also benefits from excellent road links being just off the A50 and with Infinity Park Way also having opened in recent years.



Schools:

This home is within the catchment area of Homefields Primary school and Chellaston Academy secondary school.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video

