

Knights Road

Chellaston, Derby, DE73 5WW



Superb modern townhouse which ticks all the boxes for a young professional/first time buyer. Kitchen/diner, orangery with lovely lantern skylight, separate lounge, two bedrooms with fitted wardrobes, enclosed rear garden & a double width driveway.

£210,000

John German 

Entrance to the property is via the front entrance lobby which provides hanging space for coats and has doors leading into the ground floor WC and the living room.

The ground floor guest's WC is fitted with a low flush WC and wash basin with tiled splashbacks.

The living room has a uPVC double glazed window overlooking the front elevation, laminate flooring and stairs rising to the first floor. An archway leads into the dining kitchen.

There is a generous dining space set in front of uPVC double glazed French doors that open into the orangery and the kitchen area is fitted with a range of matching base and eye level units with roll edge worksurfaces with an inset stainless steel sink, window above, built in oven and gas hob, leaving spaces for additional appliances.

The orangery/garden room is a lovely bright space with views over the rear garden having laminate flooring and French doors opening out to the garden.

On the first floor there are two double bedrooms both with fitted wardrobes accessed off a central landing as well as a family bathroom fitted with a white three piece suite comprising panelled bath with shower over, low flush WC, pedestal washbasin and tiled splashbacks plus a window to the front.

Outside to the front of the property is a double width tarmaced driveway and to the rear is a fully enclosed rear garden mainly laid to lawn, patio and timber shed.

Chellaston itself boasts a variety of shops, cafes, and leisure facilities, providing everything needed for day-to-day living. For commuters, Derby city centre is just a short drive away, offering extensive shopping, dining, and cultural attractions, along with excellent rail and road links including easy access to Infinity Way, the A50 and M1 motorway.

The area is also well served by public transport and offers nearby green spaces and parks, perfect for outdoor activities and family walks and the Great Northern Greenway cycle route which is a 43km route around Derby can be accessed nearby.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The photo of the living room has had AI technology to insert the furniture, used for illustrative purposes only.

Property construction: Standard

Parking: Double width drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09032026

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

Agents' Notes

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