

Tarina Close, Chellaston, Derby  
Price £215,000





# 20 Tarina Close, Chellaston, Derby, Derbyshire, DE73 6TZ

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A delightful modern detached family home occupying a sizeable mature plot in this highly aspirational village. A full inspection will reveal a well cared for and improved property offering immense potential to further enhance or extend (subject to local authority planning consents). Gas centrally heated and UPVC double glazed throughout, the property briefly comprises; Reception hall, sitting room, dining room, fitted kitchen, utility room and guest's cloakroom / Wc. On the first floor a landing leads to three bedrooms and bathroom with white suite. Outside, the property is neatly tucked away in the cul de sac with established gardens, five car driveway and attached brick garage.

## Canopied Storm Porch

To:

## Reception Hall

Having composite and opaque double glazed regency style entrance door, laminated wood effect floor, double radiator and staircase to first floor.

## Sitting Room 13'6 x 11'3 (4.11m x 3.43m)



Having marble hearth, television and media connection points, double radiator, two wall light points and UPVC double glazed bow window to front aspect. An open arch leads to the:-



## Dining Room 11 x 8'11 (3.35m x 2.72m )



Having double radiator and UPVC double glazed french door giving views and access over the sizeable mature south westerly facing rear garden.

## Fitted Kitchen 10'11 x 7'4 (3.33m x 2.24m)



Having a range of shaker style white high gloss fitted wall, base and drawer units, laminated rolled edge working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap,

complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, ceiling halogen down lighters, Valor Classic free standing gas cooker, double radiator and UPVC double glazed window to rear aspect overlooking the garden. A timber and glazed internal door leads to the:-

## Utility Room 9'4 x 7'5 maximum (2.84m x 2.26m maximum)



Having a range of white high gloss shaker style fitted wall, base and full height storage cupboards, laminated rolled edge working surface with inset stainless steel sink top, side drainer, hot and cold monobloc tap, space and plumbing for automatic washing machine, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, Worcester wall mounted combination gas boiler providing instant domestic hot water and gas central heating, double radiator, door to garage, ceiling halogen down lighters, UPVC double glazed window to rear aspect and UPVC opaque double glazed door to side aspect. An internal door leads to the:-

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**Bedroom Two 11'5 x 8'9 plus door recess (3.48m x 2.67m plus door recess)**



Having radiator and UPVC double glazed window to front aspect.

**Bedroom Three 8'11 x 7'8 (2.72m x 2.34m)**



Having built in bulk head wardrobe, radiator and UPVC double glazed window to front aspect.

**Family Bathroom**



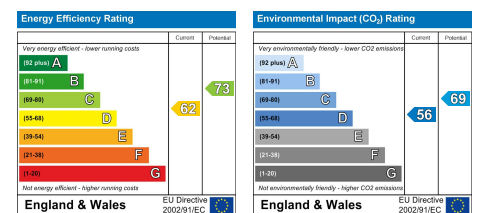
Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with electric shower over, complimentary ceramic part tiled walls, period style feature heated towel radiator, ceiling extractor fan, LED down lighters, wall light point with built in shaver socket and UPVC opaque double glazed window to side aspect.

**Outside**

The property occupies a private select position in this highly popular residential cul-de-sac on a mature south westerly facing landscaped plot. To the front is a tarmac fore driveway giving car standing space for approximately two cars and leads to the attached brick garage. The fore garden is laid to a shaped lawn with a screen of well trimmed hedging, conifers and deep filled mature shrubbed borders with gated side access to rear.

The attached brick garage measured internally, 15'9 x 8'2, having up and over door, rear internal personal door and supplied with power and light.

The sizeable south westerly facing rear garden is enclosed by close panel fencing, together with the screen of well trimmed hedging, laid to a shaped lawn with patio area, pathway, raised planters, mature shrubs, trees. cold water tap, garden and security lighting.



**Guest Cloak Room/WC**



Having white two piece suite comprising; low flush wc and wall mounted wash hand basin with complimentary ceramic tiled splash backs, contrasting ceramic tiled floor, ceiling halogen down lighters, extractor fan and UPVC opaque double glazed window to rear aspect.

**First Floor Landing**

With access to roof space, turned spindle balustrade and UPVC double glazed window to side aspect.

**Bedroom One 11'1 x 8'11 plus door recess (3.38m x 2.72m plus door recess)**

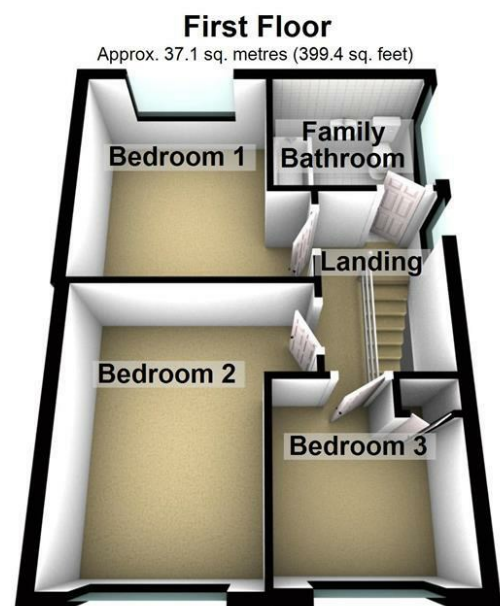
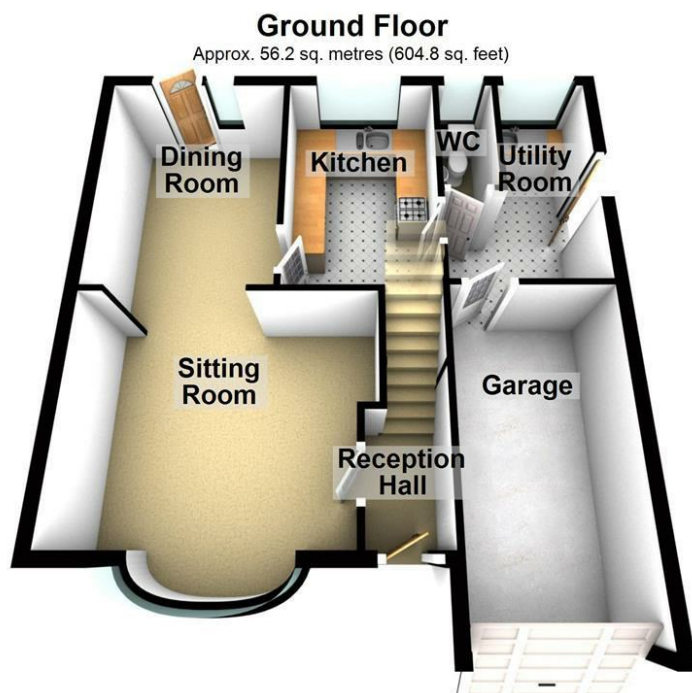


Having built in wardrobe, radiator and UPVC double glazed window to rear aspect.



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Total area: approx. 93.3 sq. metres (1004.2 sq. feet)