

92 Maple Drive, Chellaston, Derby, DE73 6RX

Offers Around £199,950

Freehold



- No Upward Chain
- Ideal for First Time Buyer or Investment
- Driveway & Enclosed Rear garden
- Hallway/Porch
- Lounge/Dining Room
- Kitchen
- Two First Floor Bedrooms & Bathroom
- Popular Location
- Close to Excellent Amenities
- Open Countryside & Pleasant Walks Nearby





Summary

A well-positioned, two bedroom, semi-detached residence occupying a popular location close to the heart of Chellaston.

The property is sold with the benefit of no upward chain. The double glazed accommodation features entrance hall/porch, lounge/dining room, fitted kitchen, two first bedrooms and a bathroom. There is a driveway to the side and an enclosed rear garden.

F&C

The Location

The property is a short distance from the main road running through Chellaston and offers an excellent range of amenities including a range of shops and facilities including a primary school, Chellaston Academy, supermarket and regular bus service. The property is close to open countryside with pleasant walks.

Accommodation

Ground Floor

Entrance Hall/Porch

3'7" x 2'6" (1.11 x 0.78)

A UPVC double glazed entrance door provides access to hall with further panelled and glazed door to lounge/dining room.

Lounge/Dining Room

16'6" x 11'6" (5.03 x 3.51)

Featuring a fireplace, central heating radiator, TV and telephone points, decorative coving, wood effect flooring and staircase to first floor.



Kitchen

11'5" x 8'5" (3.49 x 2.59)

Comprising granite effect worktops with inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob, built-in oven, integrated fridge freezer and dishwasher, free standing space for washing machine, central heating radiator, wall mounted gas-fired boiler and double glazed window and door to rear.



First Floor Landing

6'7" x 6'0" (2.03 x 1.84)

A semi-galleried landing.

Bedroom One

11'6" x 11'6" (3.53 x 3.52)

Having a central heating radiator, over stairs storage cupboard and double glazed window to front.



Bedroom Two

13'5" x 6'4" (4.09 x 1.95)

With central heating radiator and double glazed window to rear.



Bathroom

8'6" x 4'11" (2.60 x 1.51)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin and bath with shower attachment.

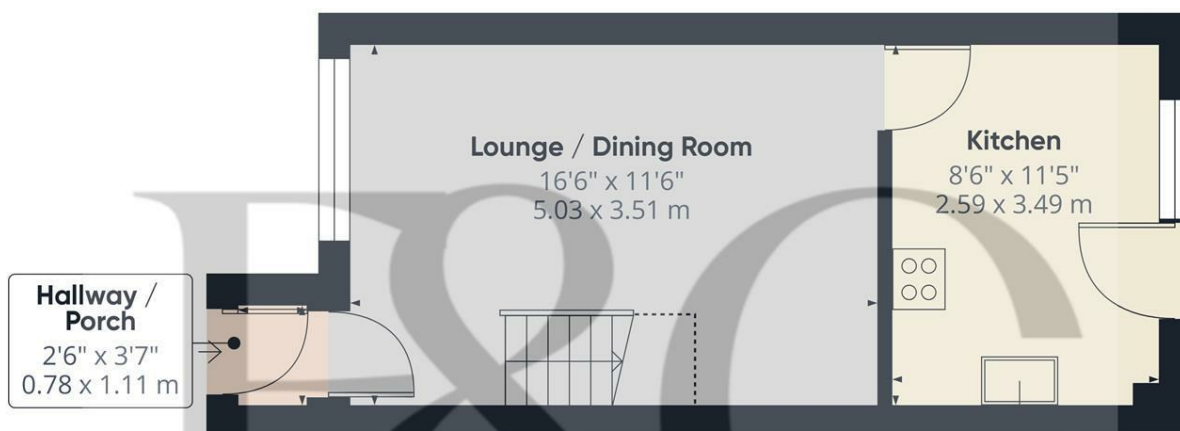


Outside

To the rear of the property is pleasant, private garden with patio area, lawn, newly erected fencing, hedging and timber shed. There is gated access and a driveway to the side of the property.



Council Tax Band B



Approximate total area[®]
304 ft²
28.2 m²

Reduced headroom
15 ft²
1.4 m²

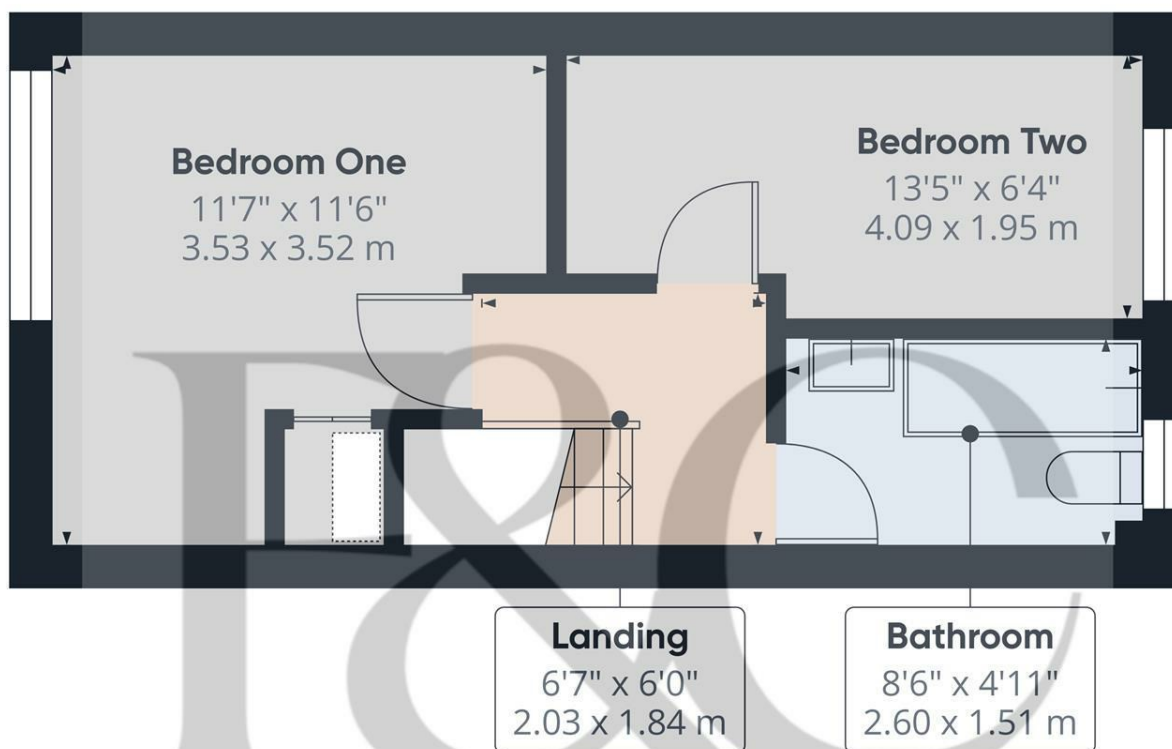
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area[®]
263 ft²
24.4 m²

(1) Excluding balconies and terraces

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Floor 1



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Chellaston
Derby
DE73 6RX

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	