



## 4 Bed House - Townhouse

38 Avalon Drive, Chellaston, Derby DE73 5AP

Price £229,950 Freehold



**FLETCHER**  
& COMPANY

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- Spacious Three Storey Townhouse
- Stylish Presentation & Series of Upgrades
- Entrance Hallway, Cloaks WC & Utility Room
- Contemporary Dining Kitchen
- Spacious Living Room with Balcony
- Four Bedrooms, Bathroom & En-Suite
- Block Paved Driveway & Single Integral Garage
- Enclosed Rear Garden
- Close to Rolls-Royce & Road Networks
- Chellaston Academy Catchment

STYLISH PRESENTATION - A beautifully presented and most spacious three/four bedroom mid townhouse offering over 1200 square feet of living accommodation over three floors. The property has been improved by the current vendor with installation of a superb modern contemporary dining kitchen and has recently been upgraded with an attractive grey brick block paved driveway. Located in this edge of estate location on the ever popular Bonnie Prince Development the property falls within the catchment area for the noted Chellaston Academy.

The accommodation has the benefit of UPVC double glazing, gas central heating and in brief comprises: entrance hall, cloakroom wc, utility room and study/bedroom four. The first floor landing leads to the beautifully appointed L-shaped dining kitchen and most spacious L-shaped living room with balcony. The second floor landing leads to spacious master bedroom with en-suite shower room, bedroom two, bedroom three and bathroom.

Outside the property has a double width grey brick block paved driveway leading to a single integral garage. There is a enclosed landscaped garden to the rear with patio, area laid to lawn and is enclosed by a timber fence panelled boundary.

## LOCATION

Chellaston is a very popular suburb and village some 5 miles from the City of Derby and provides an excellent range of amenities including local shops, public houses and a regular bus service

It is well known for its reputable primary school and the noted Chellaston Academy, both schools being easy accessible from this property. It is also well placed for employment opportunities at Rolls-Royce and Toyota.

Excellent transport links are close by with fast access on to the A38 and A50 leading to the M1 motorway with East Midlands International Airport being approximately 20 minutes drive away.

### Entrance Hall

Having double glazed entrance door, central heating radiator, stairs to the first floor, understairs store and solid oak flooring. Door into integral garage.



### Cloakroom/wc

Fitted with a two piece white suite comprising of low level WC and wash hand basin. Ceramic tiled splashbacks, solid oak flooring, central heating radiator and extractor fan.

### Utility Room

6'5" x 7'8" (1.96m x 2.34m)

Fitted with a range of matching wall and base units with laminate work surfaces over. Ideal central heating boiler, central heating radiator, double glazed window to the rear and door to the rear giving access to the garden. Washing machine (for sale by separate negotiation).



### Study/Bedroom 4

11'1" x 9'2" (3.38m x 2.79m)

Having UPVC double glazed French doors to the rear giving access to the garden and central heating radiator.



### First Floor Landing

Having open spindle balustrade, central heating radiator and stairs to the second floor.

## L-Shaped Living Room

16'2" x 11'2" plus 6' x 8'5" (4.93m x 3.40m plus 1.83m x 2.57m)

Having UPVC double glazed French doors leading to outside balcony to the front with balustrade enclosure & decked flooring, UPVC double glazed window to the front, two central heating radiators, contemporary feature fireplace with new white surround, granite hearth and backplate and inset coal effect living flame gas fire (both installed March 2020) and coving to the ceiling.



## Contemporary Dining Kitchen

11'2" x 16'1" (3.40m x 4.90m)

A newly fitted spacious dining kitchen having a range of matching wall and base units with roll edge laminate work surfaces over, single drainer 1 and 1/4 bowl stainless steel sink unit, inset electric fan assisted oven and hob with extractor fan over, ceramic tiled splashback, fridge/freezer (available by separate negotiation), space for dishwasher (available by separate negotiation), porcelain tiled flooring and two UPVC double glazed windows to the rear.



## Second Floor Landing

Having central heating radiator and built-in storage cupboard. Access to the loft which is boarded and has power and light.

## Master Bedroom

11'5" x 11'4" (3.48m x 3.45m)

Having a range of two double door fronted fitted wardrobes incorporating hanging rails and shelving, UPVC double glazed to the front, central heating radiator and door to:



## En-Suite Shower Room

Fitted with a three piece suite comprising of a double glass shower cubicle incorporating a mains shower, low level WC and pedestal wash hand basin. UPVC double glazed window to the front, part ceramic tiled walls and central heating radiator.



## Bedroom Two

8'6" x 12'1" (2.59m x 3.68m)

Having a range of two double door fronted fitted wardrobes incorporating hanging rails and shelving, UPVC double glazed to the rear and central heating radiator.



### Bedroom Three

7'10" x 7'5" (2.39m x 2.26m)

Having UPVC double glazed to the rear and central heating radiator.



### Family Bathroom

Having three piece white suite comprising:- panelled bath, pedestal wash hand basin, low level w.c, radiator, part ceramic tiled walls.



## OUTSIDE

### Frontage & Driveway

The property benefits from a double width, grey brick, block paved driveway providing off road parking for 2 vehicles side by side and leading to an integral single garage. There is also a useful brick built store accessed just off the porch.

### Single Integral Garage

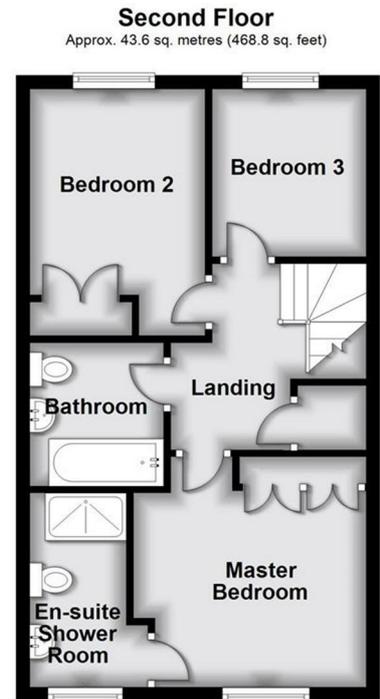
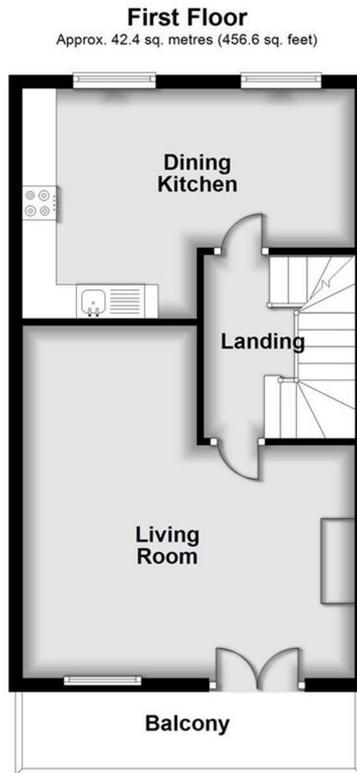
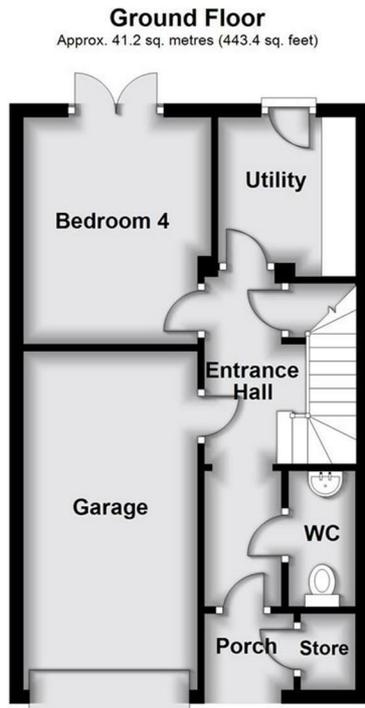
17'6" x 8'5" (5.33m x 2.57m)

Having up and over door, light and power.

### Enclosed Rear Garden

There is a well presented enclosed garden mainly laid to lawn, small paved patio with rear access door to a pedestrian path.





Total area: approx. 127.2 sq. metres (1368.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>77</b>	<b>88</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>77</b>	<b>88</b>
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