



4 Chellaston cottages Swarkestone Road

Weston-On-Trent, Derby, DE72 2BU

Offers Over £275,000



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Front Aspect

With steps leading down to block paved pathway leading to brick built porch, laid lawn, established shrubbery and outside tap.

Porch

Entrance via a wooden door, windows to the front elevation, wooden flooring, further wooden door leading to;

Lounge

11'10 x 17'02 (3.61m x 5.23m)

With two windows to the front elevation, multi fuel burner with mantel, built in storage either side of chimney breast, carpeted flooring.

Inner Hallway

With under stairs storage, stairs rising to first floor, door leading to;

Dining Room

11'02 x 8'09 (3.40m x 2.67m)

With a composite door leading to rear garden, multi fuel burner, two radiators, tiled flooring.

Kitchen

10'05 x 9'08 (3.18m x 2.95m)

With a window to the rear elevation and a skylight window, Samsung electric oven, five ringed gas stove, plumbing for washing machine, range of eye and base level cupboards, tiled flooring.

Stairs Rising To First Floor

With a frosted window to the rear elevation, access to loft, built in storage

Bedroom One

11'10 x 10'03 (3.61m x 3.12m)

With two windows to the front elevation, radiator, carpeted flooring.

Bedroom Two

8'08 x 9'00 (2.64m x 2.74m)

With a window to the rear elevation, radiator, carpeted flooring

Bedroom Three

6'04 x 8'10 (1.93m x 2.69m)

With a window to the front elevation, carpeted flooring.

Family Bathroom

6'08 x 7'07 (2.03m x 2.31m)

With a frosted windows to the rear and side elevation, low level W/C, pedestal hand wash basin, bath with wall mounted mains fed mains shower, extractor fan, tiled flooring and underfloor heating.

Rear Garden

A private well maintained rear garden with laid lawn, paved pathway leading to a more secluded area, further gate leading to parking spaces and single garage with barn styled doors with electricity and lighting.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map



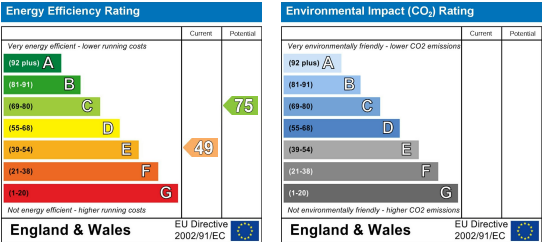
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.