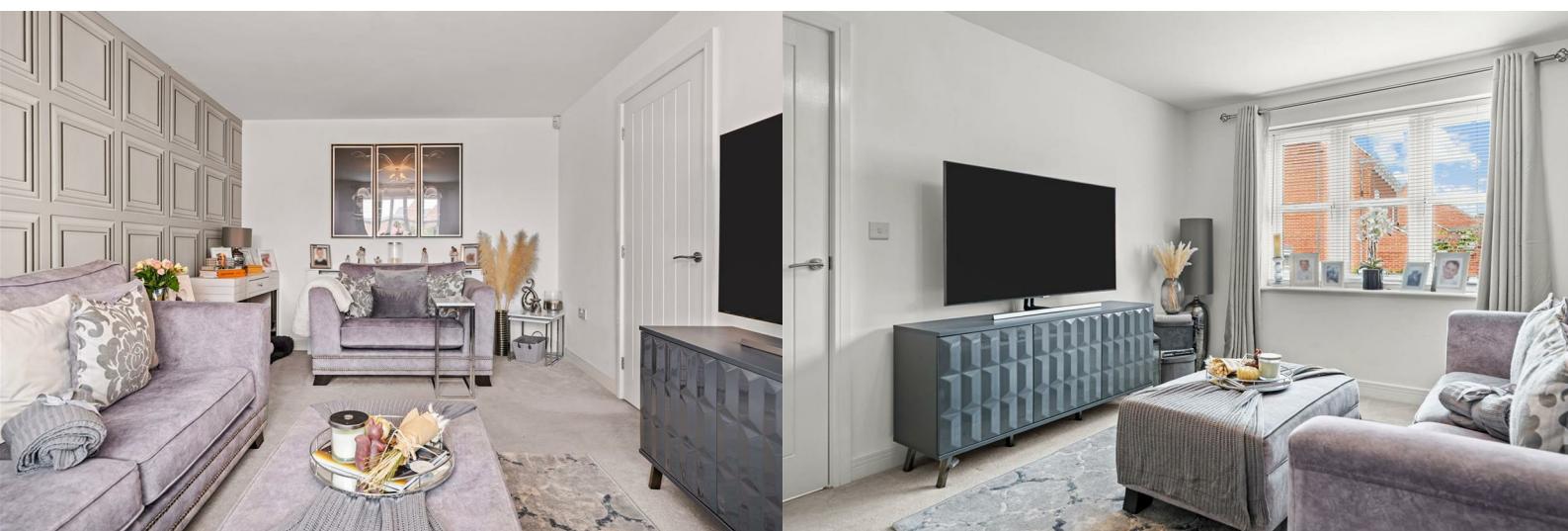




## 4 Buzzard Lane

Chellaston, Derby, DE73 5PA

Offers In Excess Of £375,000



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## Accommodation

### Entrance Hallway

Having composite front door leading into hallway with tiled flooring, gas central heating radiator, under stairs storage cupboard, alarm system and stairs and doors leading to.

### Lounge

Having uPVC double glazed window to the front elevation, two gas central heating radiators and carpeted flooring.

### Open plan Kitchen/Diner

Having uPVC triple glazed window and patio doors leading to rear garden, gas central heating radiator, contemporary wall and base units with complementing work surfaces. Integrated electric oven, dishwasher and fridge freezer, four ring gas burner hob with extractor hood, stainless steel sink, breakfast seating area, ample space for separate dining table, tiled flooring and ceiling spotlights.

### Utility

Having composite door with opaque glass panel to the rear elevation, gas central heating radiator, wall and base units, stainless steel sink, integrated washing machine, tumble dryer and tiled flooring.

### Downstairs cloakroom

Having gas central heating radiator, W.C, pedestal sink and tiled flooring.

### Landing

Having gas central heating radiator, access to loft and storage cupboard housing water tank.

### Master Bedroom

Having uPVC double glazed window to the front elevation, gas central heating radiator and fully fitted wardrobes.

### En-suite

Having uPVC opaque window to the front elevation, gas central heating radiator, wall mounted wash hand basin, W.C, shower cubicle and ceiling spotlights.

### Bedroom Two

Having uPVC triple glazed window to the rear elevation, gas central heating radiator, ample space for wardrobes and carpeted flooring.

### Bedroom Three

Having uPVC double glazed window to the front elevation, gas central heating radiator, space for wardrobes and carpeted flooring.

### Bedroom Four

Having uPVC triple glazed window to the rear elevation, gas central heating radiator, space for wardrobes and carpeted flooring.

### Family Bathroom

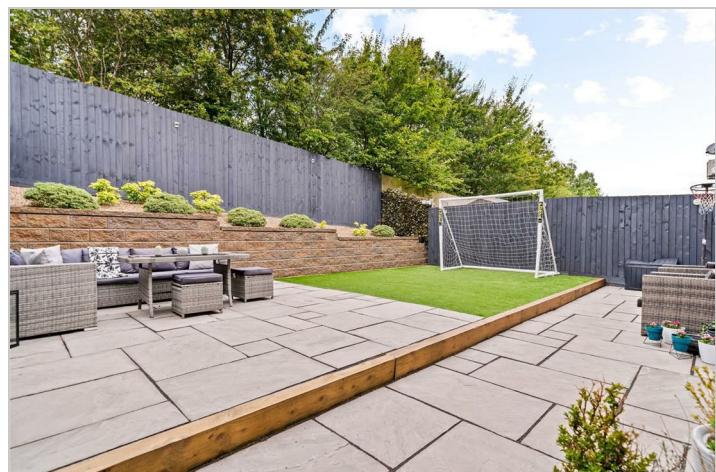
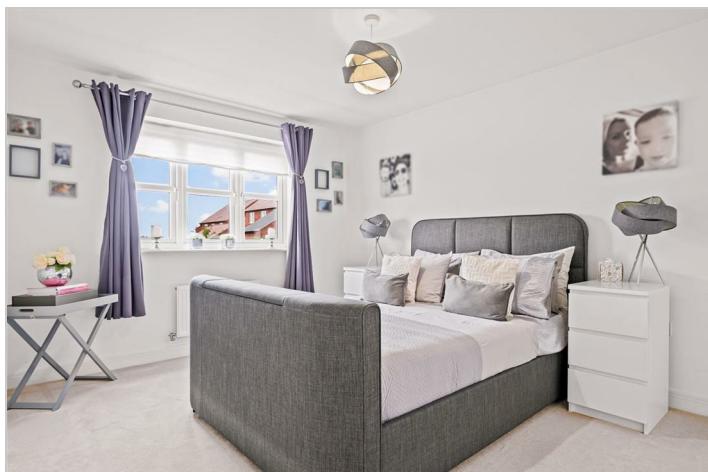
Having uPVC opaque triple glazed window to the rear elevation, gas central heating radiator, panelled bath, W.C, pedestal sink, shower cubicle and ceiling spotlights.

### Outside Front

Having private driveway with ample parking, artificial lawned area, borders with shrubs, side access to the rear garden and integrated garage with up and over door with electrics and lighting.

### Outside Rear

This private south facing rear garden has been fully landscaped with slabbed patio for seating/dining, artificial lawn, borders with plants and shrubs and side access to the front of the property.



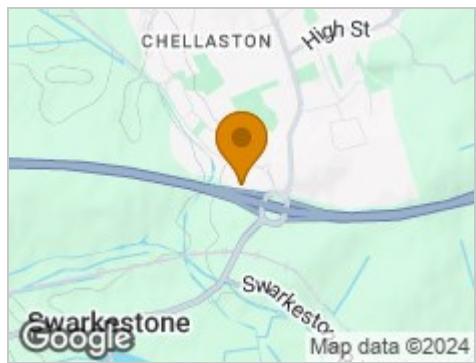
## Road Map



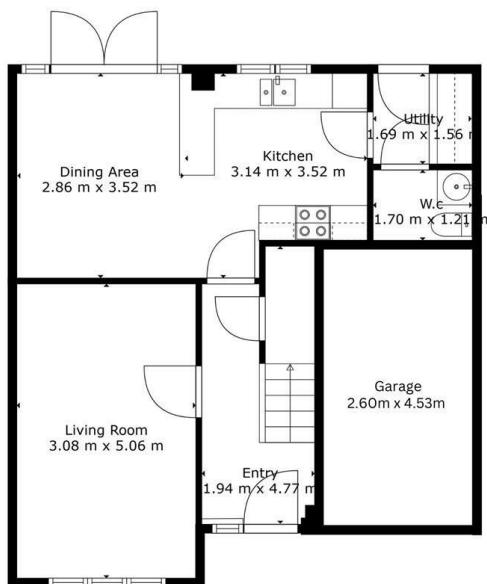
## Hybrid Map



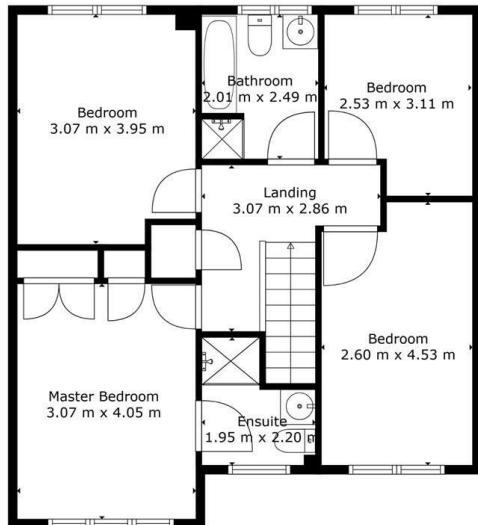
## Terrain Map



## Floor Plan



Floor 1



Floor 2



**TOTAL: 114 m<sup>2</sup>**

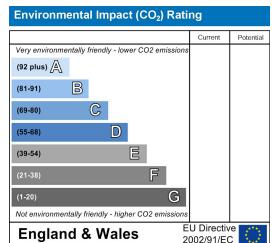
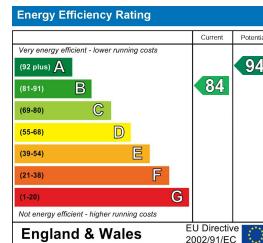
FLOOR 1: 50 m<sup>2</sup>, FLOOR 2: 64 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.