



Acrefield Way, Derby, DE73 6PN

£220,000

Modern three bedroom semi detached property which provides well proportioned accommodation across two floors and has private fully enclosed rear gardens. The property throughout is tastefully decorated and well maintained. Features include a re fitted shower room, re fitted ground floor cloakroom wc, good sized sitting room, kitchen dining room, three first floor bedrooms and private gardens with allocated parking

Acrefield Way lies convenient for local amenities including a doctors' surgery, Chellaston Park, shops and schools, together with public transport and good road links with the A50, access for East Midlands Airport and the M1 motorway.



52 Acrefield Way, Chellaston, Derby, DE73 6PN

ENTRANCE HALL

Stairs to first floor, door to sitting room

LIVING ROOM 15'1" x 13'5" (4.6 x

4.1)

Double glazed window to front aspect, feature fireplace, wood laminate flooring

KITCHEN DINING ROOM 15'8" x 9'10" (4.8 x 3.0)

Double glazed doors and window to rear gardens, matching wall and base units, free standing appliances, tiled flooring



CLOAKROOM WC

Low level wc, wash hand basin, frosted double glazed window



MAIN SHOWER ROOM

Re fitted shower room with shower enclosure, low level wc, wash hand basin, tiled surrounds, frosted double glazed window



BEDROOM 9'10" x 8'10" (3.0 x 2.7)

Double glazed window, carpet flooring

BEDROOM 9'10" x 9'2" (3.0 x 2.8)

Double glazed window, carpet flooring

BEDROOM 10'2" x 6'2" (3.1 x 1.9)

Double glazed window, carpet flooring



REAR GARDENS

Laid to lawn, fully enclosed by fencing, gated side access

PARKING

Allocated parking adjacent to the property





