



**GADSBY**  
**NICHOLS**

24 Ferncroft Walk, Chellaston, Derby, DE73 6SA

Offers Invited £399,000

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A COMPETITIVELY PRICED, IMPRESSIVE FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying a corner plot in a cul-de-sac on a small residential development in the popular suburb of Chellaston, within the catchment area of Chellaston Academy secondary school. Available with IMMEDIATE VACANT POSSESSION, the property offers a well-proportioned interior of over 140-sqm, having the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, generous lounge with bay window, separate dining room, living dining kitchen with modern fittings and integrated appliances, and utility room. FIRST FLOOR, impressive landing, main bedroom with ensuite shower room, a further three double bedrooms, and family bathroom. OUTSIDE, foregarden, rear garden, and detached single garage with side access, together with driveway for tandem car standing. EPC C, Council Tax Band F.

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### THE PROPERTY

An impressive double-fronted, modern detached residence, constructed in approximately 2007 by Peveril Homes, to a high specification, and offering a well-proportioned family interior, with the benefit of immediate vacant possession. Comprising; canopy entrance porch, entrance hall, two reception rooms, living dining kitchen, utility room, landing with Juliet balcony, main bedroom with ensuite shower room, a further three bedrooms, family bathroom, driveway parking, single garage, and front and rear gardens.

### LOCATION

The property enjoys a corner plot, on a small, modern cul-de-sac development within the popular suburb of Chellaston, well served by amenities to include; primary and secondary schools, day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and leisure facilities. Ease of access is afforded to the A50, which in turn provides links to the A38 and M1 motorway. The property is also within minutes driving distance of the principal Rolls Royce works.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A514 Osmaston Road proceeding through Allenton and Shelton Lock, and on entering Chellaston, after passing Seton Avenue turn left into Fern Walk.

What 3 Words /// family.basics.argued.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13472.

### ACCOMMODATION

Having the benefit of gas central heating, and double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having front entrance door and double glazed side panels, opening to the: -

#### ENTRANCE HALL

Having central heating radiator, double doors opening to the lounge, and stairs to the first floor.

#### SPACIOUS CLOAKS/WC



Having white suite comprising; low-level WC, and pedestal wash hand basin, together with central heating radiator, and ceiling extractor fan.

### GENEROUS LOUNGE

7.44m x 3.81m plus (24'5" x 12'6" plus)



Measurements are 'plus bay window'.

Having square UPVC double glazed bay window to the front, attractive Adam-style fire surround with fitted pebble-effect gas fire (NOT TESTED), two wall light points, two central heating radiators, and UPVC double glazed double French doors and side panels to the rear garden.



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### DINING ROOM

3.86m x 2.57m (12'8" x 8'5")



Having two UPVC double glazed windows to the front, and central heating radiator.

### LIVING DINING KITCHEN

Comprising: -

### LIVING DINING AREA

3.91m x 2.74m max (12'10" x 9'0" max)



Having UPVC double glazed double French doors and side windows opening to the rear garden, central heating radiator, doors to the lounge and hall, and opening to the kitchen area for modern, contemporary living.

### KITCHEN AREA

3.28m x 2.87m (10'9" x 9'5")



Having modern fittings comprising; six single base units, two sets of drawers, and four single wall units, together with integrated electric hob with stainless steel and glass canopy over incorporating extractor hood and light, integrated oven and grill, integrated dishwasher, one-and-a-half bowl single-drainer sink unit, and work surface area with tiled splashback.

### UTILITY ROOM

2.36m x 1.83m (7'9" x 6'0")

Having fittings comprising; one double base unit, one single base unit, one single wall unit, and single wall unit housing the Ideal gas-fired boiler providing domestic hot water and central heating, together with single-drainer sink unit, work surface area with appliance space under, plumbing for automatic washing machine, central heating radiator, and double glazed door to outside.

### FIRST FLOOR

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### IMPRESSIVE SEMI-GALLERIED LANDING



Having UPVC double glazed double French doors to rear Juliet balcony, built-in airing cupboard housing the hot water cylinder, built-in over-stairs cupboard, central heating radiator, and access to the loft space.

### FRONT BEDROOM ONE

4.39m x 3.25m plus (14'5" x 10'8" plus)



Measurements are 'plus wardrobe recess'. Having UPVC double glazed double French doors to front Juliet balcony, two central heating radiators, and three built-in double wardrobes.

WC, pedestal wash hand basin, and corner shower cubicle with shower unit, together with part-tiled walls, extractor fan, and central heating radiator.

### REAR BEDROOM TWO

3.99m x 3.89m max (13'1" x 12'9" max)

Having UPVC double glazed window, and central heating radiator.

### FRONT BEDROOM THREE

3.89m x 3.43m plus (12'9" x 11'3" plus)

Measurements are 'plus recess'.

Having UPVC double glazed window, and central heating radiator.

### REAR BEDROOM FOUR

3.02m x 2.77m (9'11" x 9'1")

Having UPVC double glazed window, and central heating radiator.

### FAMILY BATHROOM

2.49m x 2.16m (8'2" x 7'1")

### MODERN ENSUITE SHOWER ROOM



Having modern white suite comprising; low-level



Having white suite comprising; low-level WC, pedestal wash hand basin, panelled bath, and separate shower cubicle with shower unit, together

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with UPVC double glazed window, part-tiled walls, and central heating radiator.

### OUTSIDE

#### FOREGARDEN

Having gravel areas, and wrought-iron railings.

#### PLEASANT REAR GARDEN



Enclosed by brick walling for privacy, having two paved patios, lawn, and flower and shrub borders.



#### DETACHED SINGLE GARAGE

Having separate access, and being of brick construction, with pitched tiled roof, and parking to the front.

### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need

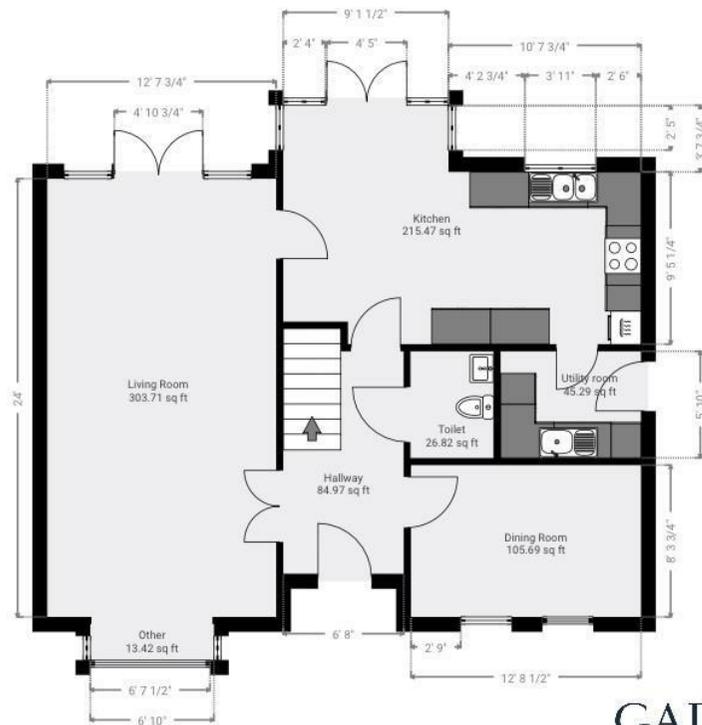
to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

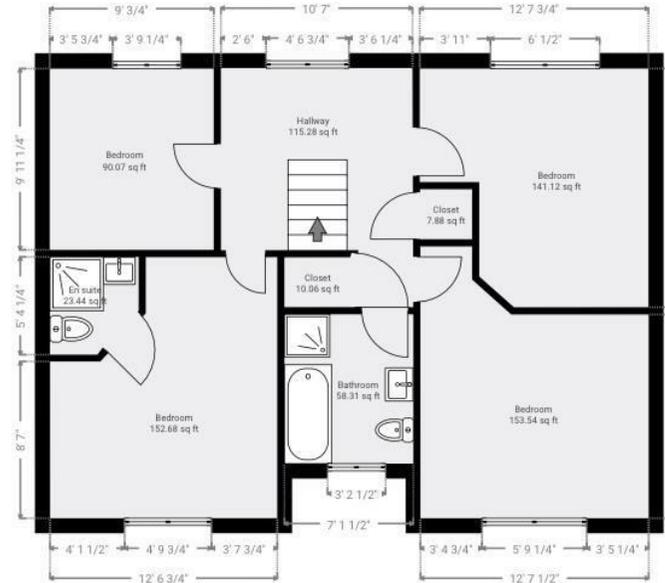
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13472**

▼ Ground Floor

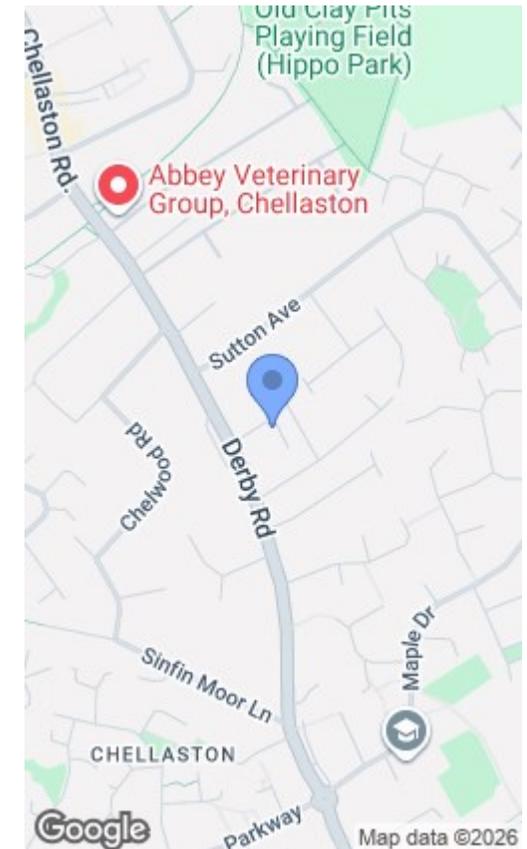


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(81-91) B
(81-91) B			(69-80) C
(69-80) C		76	(55-68) D
(55-68) D		80	(39-54) E
(39-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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