



£410,000

Lindale Way, Derby DE73 6NN

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Executive Detached Family Home
- 4 Double Bedrooms & 2 Bathrooms
- Utility Room & Guest Cloakroom
- Sought-after cul-de-sac location in Chellaston
- Contemporary family bathroom
- Integral garage with driveway parking for multiple vehicles
- Private, low-maintenance landscaped rear garden suitable for entertaining
- Council Tax Band E

Property Description

An opportunity to acquire this superb four-bedroom executive detached family home, situated within a highly regarded cul-de-sac in the popular Derby suburb of Chellaston.

Main Particulars

An opportunity to acquire this superb four-bedroom executive detached family home, situated within a highly regarded cul-de-sac in the popular Derby suburb of Chellaston.

Derbyshire Properties are delighted to present this beautifully maintained and superbly presented modern executive home, offering spacious and versatile living accommodation ideal for family life.

The accommodation briefly comprises: a welcoming entrance hall, guest cloakroom/WC, spacious living room, separate dining room, fitted kitchen, utility room, and integral garage. To the first floor, a generous landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom.

Externally, the property occupies a generous plot with a driveway providing off-road parking for multiple vehicles, alongside a private, low-maintenance landscaped rear garden—perfect for both relaxation and entertaining.

Ground Floor

Entrance Hall

Accessed via the front door, this light and inviting space features decorative coving, a carpeted staircase rising to the first floor, radiator, and alarm control panel.

Guest Cloakroom/WC

Fitted with a low-level WC and vanity unit with inset wash basin, complemented by tiled flooring, radiator, and a double glazed window to the front elevation.

Living Room

A spacious and elegant reception room featuring a bay window with bespoke fitted blinds, decorative coving, and a feature wall-mounted gas living flame fire with marble backdrop and hearth. Double doors lead through to the dining room.

Dining Room

Ideal for formal dining and entertaining, with wood flooring, coving, radiator, and sliding patio doors opening onto the rear garden.

Kitchen

Fitted with a range of oak wall and base units, incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Additional features include an integrated electric oven, gas hob with extractor canopy, space for appliances, breakfast bar, wood flooring, spotlights, radiator, and a rear-facing window.

Utility Room

Providing additional storage and workspace with base units, roll-top work surface, sink unit, plumbing for washing machine and tumble dryer, wall-mounted boiler, tiled flooring, and rear access door. Internal access to the integral garage.

First Floor

Landing

Spacious landing area with loft access, radiator, and doors leading to all rooms.

Bedroom One

A generous principal bedroom with front-facing bay window, fitted wardrobes, radiator, and TV point.

En-Suite

Modern three-piece suite comprising WC, vanity unit, and shower enclosure with mains shower. Finished with wood flooring, chrome heated towel rail, extractor fan, and obscured window.

Bedroom Two

Double bedroom with rear aspect, fitted wardrobe, radiator, and TV point.

Bedroom Three

Front-facing bedroom with radiator, TV point, and built in wardrobe, providing useful storage.

Bedroom Four

With rear-facing window, radiator, and TV point.

Family Bathroom

A stylish three-piece suite including WC, vanity unit, and bath with electric shower over and glass screen. Complemented by part-tiled walls, tiled flooring, chrome heated towel rail, extractor fan, and obscured window.

External

Outside

To the front, a tarmac driveway provides ample off-road parking and leads to the integral garage with power and lighting. A separate paved area offers additional space suitable for a caravan or boat, with gated side access to the rear.

The rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor space, featuring a circular lawn with surrounding paving, well-stocked flower beds and borders, timber fencing, storage sheds, external tap, and security lighting.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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