



3 Bed House

83 Derby Road
Chellaston
Derby
DE73 5SB

£1,495 Per Calendar Month

Fletcher
& Company

83 Derby Road
Derby
DE73 5SB



- Available Early January 2026 • A Stunning Three (Double) Bedroom Property • Immaculately Presented Throughout • Re-Decorated Throughout • Two reception Rooms • A Large 'L' Shaped Kitchen/ Utility Room • Driveway parking With Turning Space • Stunning Recently Fitted Four Piece Family Bathroom • Lots Of Storage • Beautiful Home Situated In The Sought After Area Of Chellaston

Professionally Presented Three-Bedroom Home in Highly Sought-After Chellaston

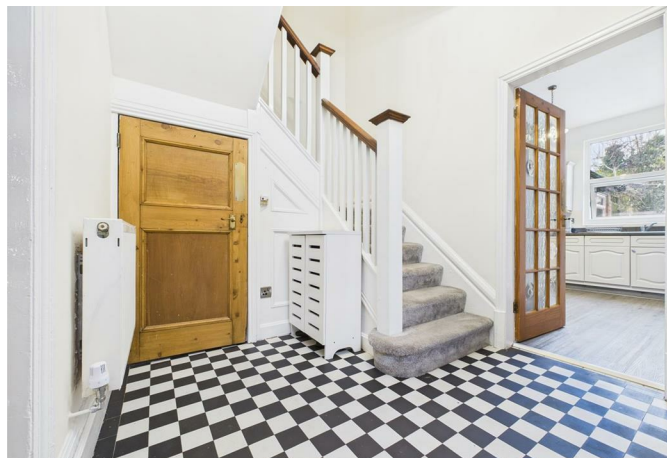
Recently redecorated throughout, this spacious and beautifully maintained three-bedroom home is located in the highly desirable suburb of Chellaston. Offering two reception rooms, uPVC double glazing, gas central heating, off-road parking and a generous rear garden, it presents an excellent opportunity for long-term accommodation.

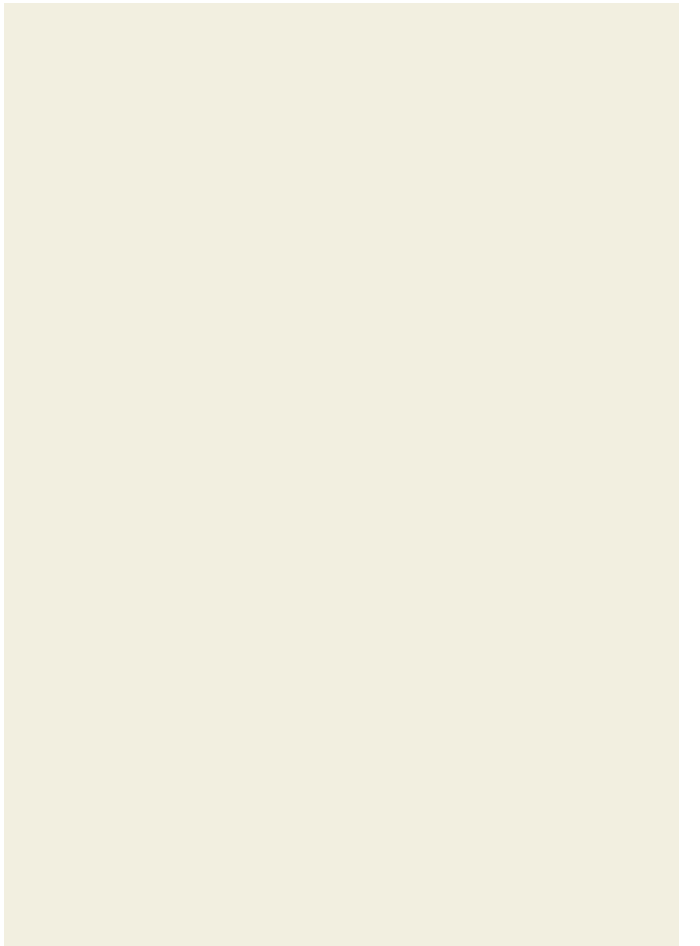
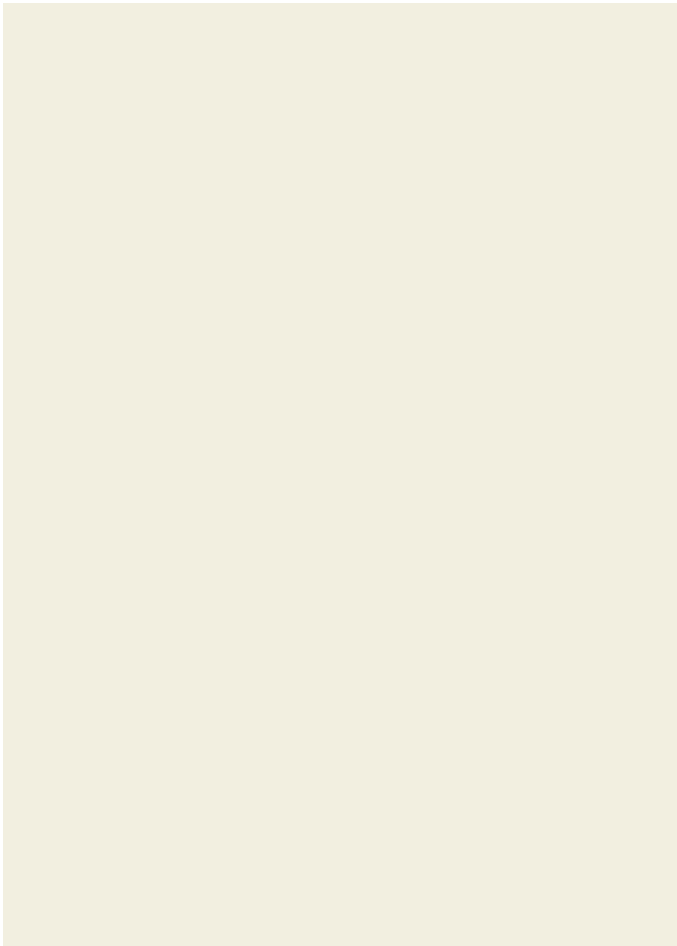
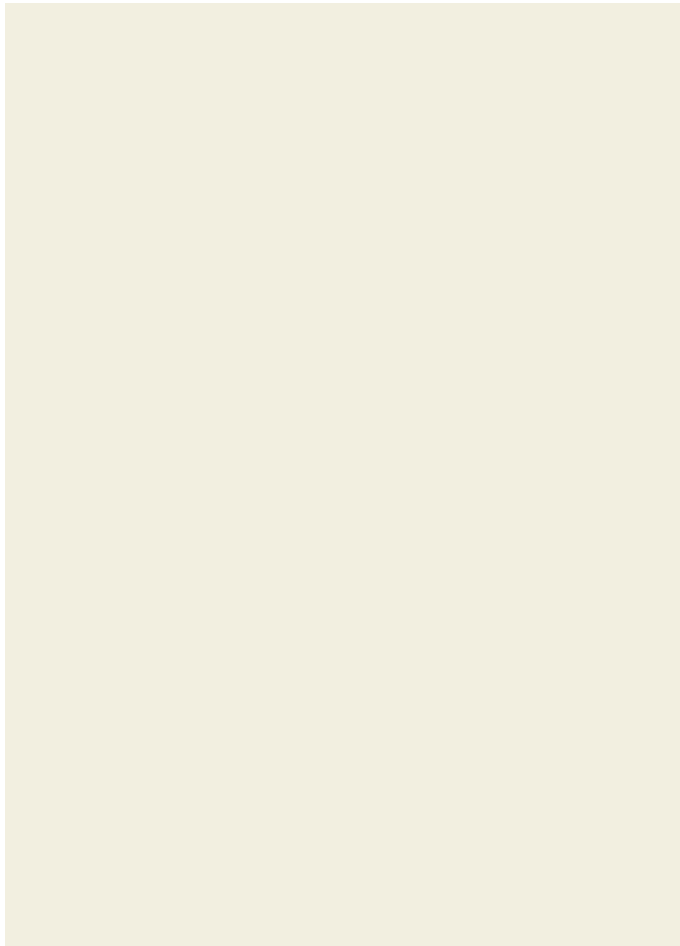
The accommodation briefly comprises: a bright and stylish entrance hall with useful understairs storage; a light and welcoming lounge featuring a bay window; a separate dining/reception room; and a large L-shaped fitted dining kitchen with an adjoining utility area. Please note: the American-style fridge freezer positioned against the wall is not included in the let. The fridge/freezer located at the end of the kitchen units can be provided if required. All other kitchen appliances are included.

To the first floor are three well-proportioned double bedrooms. The master bedroom benefits from substantial built-in storage. Completing the accommodation is a notably spacious and beautifully appointed four-piece bathroom suite, including a separate shower cubicle.

Externally, the property is set back from the road and enjoys a driveway providing ample off-road parking and gated side access. The rear garden is attractively landscaped, offering a patio seating area, lawn and a useful storage shed.

Ideally situated for access to Chellaston's extensive range of amenities—including reputable schools, local shops and excellent transport links—the property also provides convenient travel routes to Derby City Centre, Rolls-Royce, the A50 and

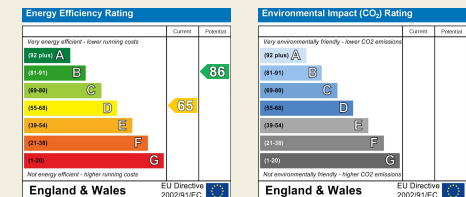




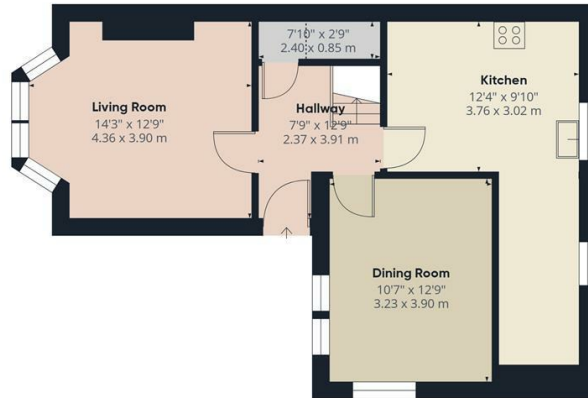
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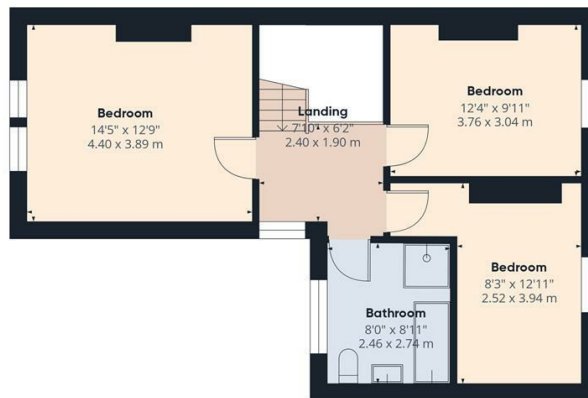
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Floor 0



Floor 1

Approximate total area^m

1121 ft²
104 m²

Reduced headroom

12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom:

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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