



6 Bed House - Detached

140 Morley Road, Chaddesden, Derby DE21 4QX
Offers Around £975,000 Freehold



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Fletcher
& Company

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- Outstanding Detached Family Home with Outbuildings in Great Location
- Set Well Back off Morley Road in Private Position
- Lounge with Rotating Log Burning Stove
- Stunning Living Kitchen/Dining Room with Drinks Bar
- Family Room & Study
- Six Bedrooms & Four Bathrooms
- Generous South Facing Garden Plot - 0.42 acre
- Fabulous High Quality (16m/52ft) Leisure Barn - Excellent Home Office/Gym
- Extensive Driveway - Multiple Car Parking - Spacious Double Garage with Workshop
- Paddock at Rear 0.46 acre with Garden Shelter - By Separate Negotiation

OUTSTANDING FAMILY HOME of STYLE - this residence is designed to accommodate families of all sizes.

The generous south-facing garden plot, extending to 0.42 acres and benefits from a high-quality leisure barn, measuring an impressive 16 metres (52 feet).

The extensive driveway offers multiple car parking options, complemented by a double garage with workshop and home office/gym, ensuring convenience for all your vehicles and projects.

For those with a passion for outdoor pursuits, there is a paddock at the rear, measuring 0.46 acres, which is available by separate negotiation. This additional space provides endless possibilities for gardening, recreation, or even keeping small animals.

In summary, this remarkable property on Morley Road is not just a house; it is a family home that combines luxury, practicality, and a prime location.

Special Note - The newly fitted-out Kitchen, Guest suite and D/S ensuite (all from 2020) are by Creative Interiors of Derby. The recently fitted ground floor in its entirety also fitted and decorated all by Creative interiors is in immaculate condition.

The Location

This popular location is situated approximately 4 miles east of Derby city centre, and is well placed for a good range of local amenities to include local shops, reputable public houses, educational facilities, both at primary and secondary level, and regular bus services.

Local recreational facilities nearby include Leisure Centre, recreational park and Locko Park with it's delightful scenery and country walks. It is also well placed for three noted golf courses, to include the Breadsall Priory Country Club, Morley Hayes Country Club and Horsley Lodge Country Club. Furthermore, Elvaston Castle is only a short drive away (3 miles), again offering delightful scenery and country walks.

Excellent transport links are close by, with easy access onto the A52 and M1 Motorway. Nottingham (10 miles). East Midlands Airport (15 miles).

Accommodation

Ground Floor

Storm Porch

With outside lights and panelled entrance door opening into entrance hall with matching side double glazed windows to front with leaded finish.

Entrance Hall

17'3" x 16'5" (5.26 x 5.02)

With deep skirting boards and architraves, high ceiling, radiator, understairs storage cupboard and split level staircase leading to first floor.

Built-In Coat/Shoe Cupboard

With clothes rail, shelving and internal panelled door.

Lounge

30'0" x 17'7" (9.15 x 5.38)

With feature rotating log burning stove, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, double glazed French doors with leaded finish opening onto gardens, generous sized double glazed window to rear with leaded finish with awning over, additional double glazed French doors with leaded finish to side, double glazed window to side with leaded finish and open space leading into kitchen/dining room.



Family Room/Bedroom Seven

12'0" x 10'5" (3.66 x 3.18)

With built-in wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, radiator, open views, double glazed window with leaded finish to front and internal panelled door.



Study

16'10" x 9'10" (5.14 x 3.02)

With radiator, double glazed window to side with leaded finish, double glazed window to front with leaded finish and internal panelled door.



Living Kitchen/Dining Room

38'3" x 12'3" (11.66 x 3.74)

Dining Area

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed bi folding doors opening onto gardens, open square archway leading to kitchen area, open square archway leading to hallway, open space leading to lounge, comprehensively fitted bar unit with inset sink, illuminated glass shelving, Neff coffee maker with warming plate drawer underneath, a further range of illuminated glass shelving, fitted worktops, integrated fridge, soft close drawers and illuminated bar area.



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Kitchen Area

With one and a half sink unit with Quooker tap, wall and base fitted units with matching worktops, illuminated cupboard with glass shelving, built-in Neff five ring induction hob with concealed extractor hood, two built-in Neff electric fan assisted ovens, Samsung American style fridge/freezer with drinks dispenser (negotiable on sale), integrated fridge, integrated Neff dishwasher, matching kitchen island incorporating fitted base cupboards and concealed recycling bins, radiator, spotlights to ceiling, double glazed window to side with leaded finish, double glazed window to rear with leaded finish, double glazed French doors with leaded finish opening onto gardens and open square archway leading into dining area.



Inner Lobby

7'6" x 4'8" (2.30 x 1.44)

With radiator, sensored spotlight and panelled door giving access to living kitchen/dining room.

Pantry Cupboard

3'7" x 2'7" (1.10 x 0.80)

With shelving.

Utility Room

13'2" x 7'6" (4.03 x 2.29)

With single sink with mixer tap, wall and base fitted units with matching worktops, deep skirting boards and architectures, high ceiling, spotlights to ceiling, plumbing for automatic washing machine, double glazed window with leaded finish to side and heated towel rail/radiator.

Guest Bedroom Six

12'6" x 9'10" (3.83 x 3.01)

With feature wallpaper wall, deep skirting boards and architraves, high ceiling, radiator, double glazed window with leaded finish and fitted blind to front, open views and internal panelled door.



Inner Hallway

3'6" x 2'5" (1.08 x 0.76)

Guest En-Suite

7'11" x 3'3" (2.43 x 1.01)

With separate shower cubicle with chrome shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring with underfloor heating, heated towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, double glazed window to front with leaded finish, shaver point and internal panelled door.



First Floor Galleried Style Landing

16'8" x 10'8" (5.09 x 3.26)

With attractive balustrade, deep skirting boards and architraves, high ceiling, radiator, open views, double glazed window with leaded finish to front and access to roof space.

Bedroom One

19'3" x 10'0" (5.87 x 3.05)

With deep skirting boards and architraves, high ceiling, a further range of fitted bedroom furniture including wardrobes, chest of drawers and bedside cabinets, radiator, open views, two double glazed windows both having leaded finish to side, double glazed window to rear with leaded finish, open space leading to en-suite and double glazed window to front with leaded finish.



Dressing Room

12'8" x 11'0" (3.88 x 3.37)

A well-fitted dressing room with a comprehensive range of fitted wardrobes with mirrored fronts, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, open views, double glazed window to front with leaded finish and open space leading into bedroom.



En-Suite

12'4" x 5'8" (3.77 x 1.74)

With walk-in shower with chrome fittings, twin wash basins both having fitted base cupboards underneath, low level WC, fully tiled walls with matching tile flooring, spotlights to ceiling, extractor fan, shaver point, illuminated display alcoves with glass shelving, two double glazed Velux style windows, heated towel rail/radiator and storage into eaves.



Bedroom Two

12'5" x 11'3" (3.79 x 3.43)

With radiator, deep skirting boards and architraves, high ceiling, double glazed window to rear with fitted blind and internal panelled door.



Bedroom Three

12'4" x 10'2" (3.77 x 3.10)

With radiator, double glazed window to rear with fitted blind and internal panelled door.



Bedroom Four

12'5" x 11'1" (3.80 x 3.40)

With storage into eaves, radiator, double glazed Velux window to side, double glazed window to rear with leaded finish and internal panelled door.



Bedroom Five

16'11" x 9'11" (5.16 x 3.03)

With radiator, pedestal wash handbasin with hot and cold tap, open views to front, double glazed window with leaded finish to front, double glazed window with leaded finish to rear and internal panelled door.



Family Bathroom

8'7" x 8'2" (2.64 x 2.50)

With bath with chrome fittings with electric shower over and shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, wall cupboards, double glazed window to front with leaded finish and internal panelled door.



Boiler Cupboard

10'1" x 3'1" (3.09 x 0.96)

Housing the central heating boiler, hot water cylinder, providing storage, shelving and internal panelled door.

Family Shower Room

7'6" x 4'2" (2.29 x 1.29)

With double shower cubicle with chrome shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, fitted mirror, extractor fan, underfloor heating and internal panelled door.



Front Garden plus Extra Car Parking

To the front of the property is a combination of a fore-garden and a tarmac driveway area providing extra car parking spaces for several cars, complemented by brick walling with wrought iron railings and gate.

Rear Garden

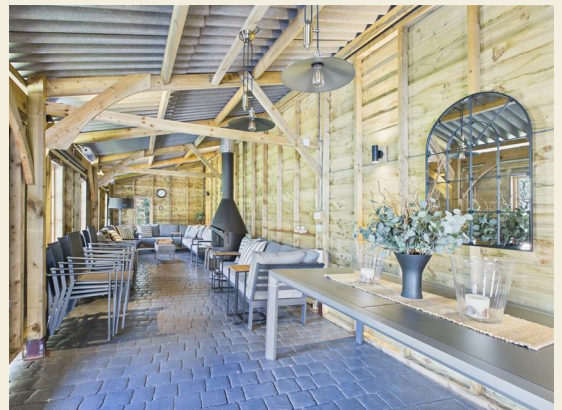
South facing garden laid to lawn with patio/terrace providing a pleasant seating area next to high quality leisure barn.



Leisure Barn

40'1" x 12'0" x 9'10" x 7'8" (12.22 x 3.68 x 3.00 x 2.34)

With power, lighting, feature sliding door, heating and kitchen area.



Generous Driveway

To the side of the property is a sweeping tarmac driveway providing further extensive car parking and leads to a double garage.



Double Garage

20'0" x 19'3" (6.11 x 5.87)

With concrete floor, power, lighting, water, electric roll up door and open square archway leading into workshop.



Workshop

19'1" x 11'6" (5.82 x 3.53)

With power, lighting, shelving, alarm and side double opening doors.



Office/Gym

18'7" x 16'2" (5.68 x 4.95)

With power, lighting, alarm, two double glazed Velux windows to side and double glazed French doors.



Rear Paddock

Behind the rear is an adjoining paddock in the the region of 0.46 acre with garden shelter. This is by separate negotiation.



Timber Garden Shelter

32'7" x 11'11" (9.94 x 3.65)

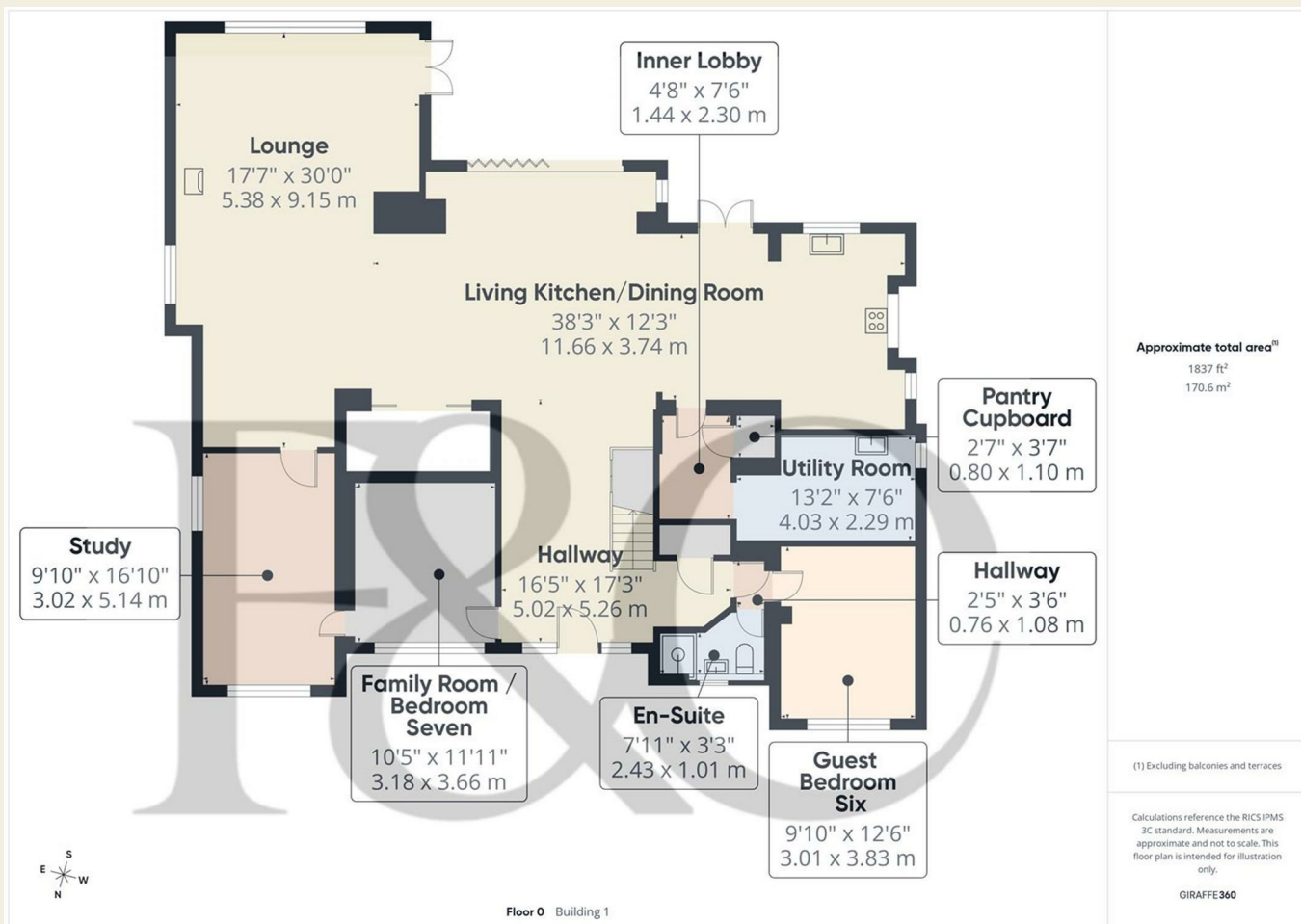
With power and lighting.



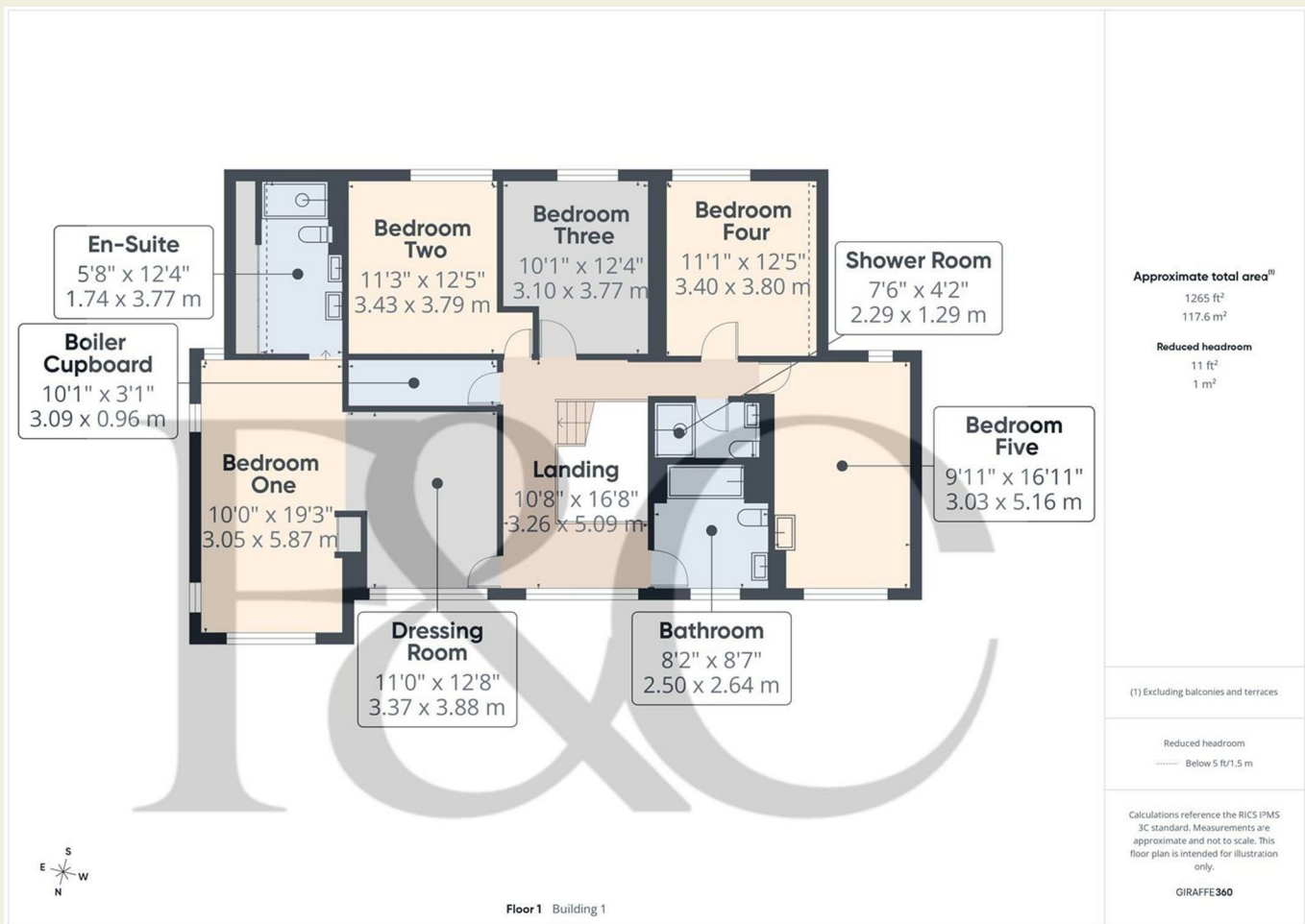
Council Tax Band - E

Erewash





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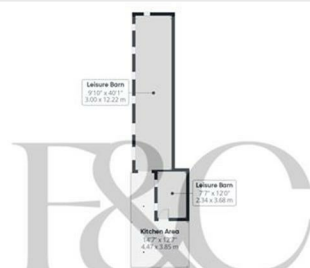
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾

4895 ft²

454.7 m²

Balconies and terraces

268 ft²

24.9 m²

Reduced headroom

11 ft²

1 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.

GIRAFFE360

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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