



4 Bed House - Detached

205 Derby Road, Chellaston, Derby DE73 5SE

Offers Over £425,000 Freehold



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& Company

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- Ideal Detached Home For The Family - High Efficient Solar Panels at 5.8 kW.
- Established Tree-Lined Residential Area
- Lounge & Dining/Family Room
- Kitchen & Dining/Snug with Doors to Garden
- Four Bedrooms with Two Bathrooms
- Pleasant and Sunny Enclosed Rear Garden
- Generous Block Paved Driveway - Four/Five Vehicles - Electric Car Charging Point
- No Chain Involved
- Great Schools & Amenities - Regular Bus Services - Good Road Links to A50, A38 & M1
- Chellaston School Catchment Area

CHELLASTON SCHOOL CATCHMENT AREA - Nestled in the charming and established tree-lined residential area of Derby Road, Chellaston, this four bedroom detached house presents an ideal family home.

The location is particularly appealing, with access to excellent schools nearby, making it a perfect choice for families with children. Additionally, the area benefits from regular bus services and good road links to the A50 and A38, facilitating easy commutes and travel.

There is no chain involved, allowing for a smooth and straightforward purchasing process. If you are seeking a spacious and welcoming family home in a desirable location, this detached house on Derby Road is certainly worth considering.

The Location

Chellaston is an extremely popular residential area, some four miles east of the City of Derby and provides an excellent and varied range of shops, regular City centre bus services. The property is also in the catchment area for the noted Chellaston Academy and is well positioned for access to the local employment opportunities at Rolls-Royce and Bombardier both located just a few minutes drive away.

The A50 and A38 dual carriageway are easily accessible from this property and convenient with Stoke and the M6 motorway to the West and the M1 to the East. Other East Midland's Centres include Nottingham, Leicester, Burton upon Trent and East Midlands International Airport.

Accommodation

Storm Porch

A charming storm porch with outside light, quarry tile flooring and panelled entrance door opening into entrance hall.

Entrance Hall

3'9" x 2'11" (1.15 x 0.91)

With patterned tile flooring, deep skirting boards and architraves, high ceiling.

Storage Cupboard

5'6" x 2'11" (1.69 x 0.91)

With matching patterned style tile flooring, coat hangers and providing storage.

Lounge

30'11" x 9'7" (9.44 x 2.93)

With two radiators, deep skirting boards and architraves, high ceiling, coving to ceiling, double glazed window to side, featured double glazed bay window with stained glass with pleasant aspect to front, staircase and double glazed doors to garden.



Dining/Family Room

With chimney breast incorporating characterful fireplace with inset gas fire and raised tiled hearth, wooden flooring, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, double glazed window to side, two radiators, featured double glazed bay window with stained glass with pleasant aspect to front and internal pine/stripped panelled door.



Dining/Snug

13'1" x 12'0" (3.99 x 3.66)

With chimney breast incorporating characterful fireplace with cast iron surround and raised tiled hearth, solid oak wood flooring, radiator, deep skirting boards and architraves, high ceiling, double glazed French doors opening onto garden and internal panelled door giving access to kitchen.



Kitchen

10'5" x 7'10" (3.19 x 2.41)

With inset one and a half sink unit with mixer tap, wall and base unit fitted units with attractive matching granite worktops, Rangemaster cooker included in the sale, dishwasher included in the sale, tiled flooring, radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed window to side, double glazed window overlooking rear garden, open archway leading into utility room, spotlights to ceiling, fitted breakfast bar with matching granite worktop, built-in microwave and stripped internal panelled door.



Utility Room

8'11" x 5'8" (2.72 x 1.75)

With Belfast style sink with period style mixer tap, wall and base fitted units with matching granite worktops, washing machine included in the sale, fridge freezer included in the sale, deep skirting boards and architraves, radiator, two double glazed windows overlooking rear garden both having granite windowsills and open archway leading into kitchen.



First Floor Landing

12'6" x 3'1" (3.83 x 0.95)

With built-in cupboard housing the central heating boiler and hot water cylinder, double glazed window to front and access to roof space.

Bedroom One

18'1" x 10'1" (5.52 x 3.08)

With deep skirting boards and architraves, high ceiling, two radiators, featured double glazed bay window with stained glass to front and internal, pine panelled door.



Bedroom Two

24'0" x 9'7" (7.34 x 2.93)

With a good range of fitted wardrobes with cupboards above and matching chest of drawers, deep skirting boards and architraves, high ceiling, exposed wood floors, two radiators, small fitted dressing table, two double glazed windows to side with wood sills, featured double glazed bay window with stained glass with aspect to front and internal, pine panelled door.



Bedroom Three

12'0" x 8'4" (3.66 x 2.55)

With chimney breast, fitted wardrobe with cupboard above, deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear and internal, pine stripped door.



Bedroom Four

10'5" x 6'8" (3.19 x 2.04)

With deep skirting boards and architraves, high ceiling, display alcove with shelf, radiator and double glazed window with fitted blind to side.



Family Bathroom

9'6" x 6'6" (2.92 x 1.99)

With bath with chrome mixer tap and additional electric shower over, pedestal wash handbasin, low level WC, tiled splashbacks, deep skirting boards and architraves, high ceiling, shaver point, extractor fan, access to roof space, heated towel rail/radiator, double glazed window to rear with fitted blind and internal, pine panelled door.



Family Shower Room

10'4" x 6'9" (3.16 x 2.08)

With corner shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled splashbacks, deep skirting boards and architraves, high ceiling, extractor fan, heated towel rail/radiator, double glazed window to side and internal, pine panelled door.



Roof Space

Boards for storage.

Front Garden

The property is set back from the pavement edge behind a well-stocked and well screened fore-garden with a varied selection of shrubs, plants and small trees.

Rear Garden

To the rear of the property is a very pleasant and sunny, level enclosed rear garden enjoying shaped lawns, a varied selection of flower beds and plants, block paved patio and pathway and is fully enclosed with side access gate.



Generous Driveway

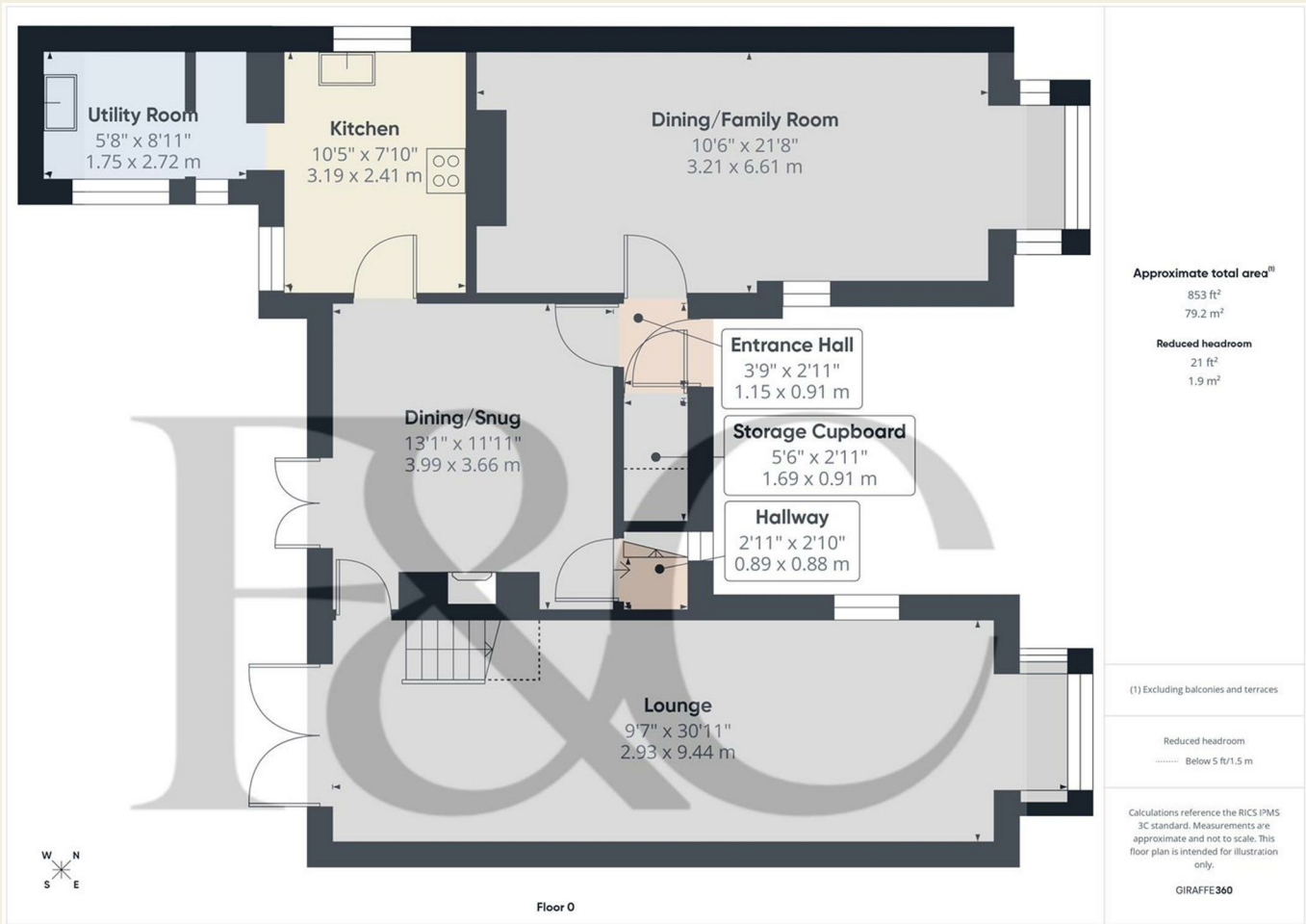
A generous block paved driveway provides car standing spaces for four/five cars. Electric car charging point.



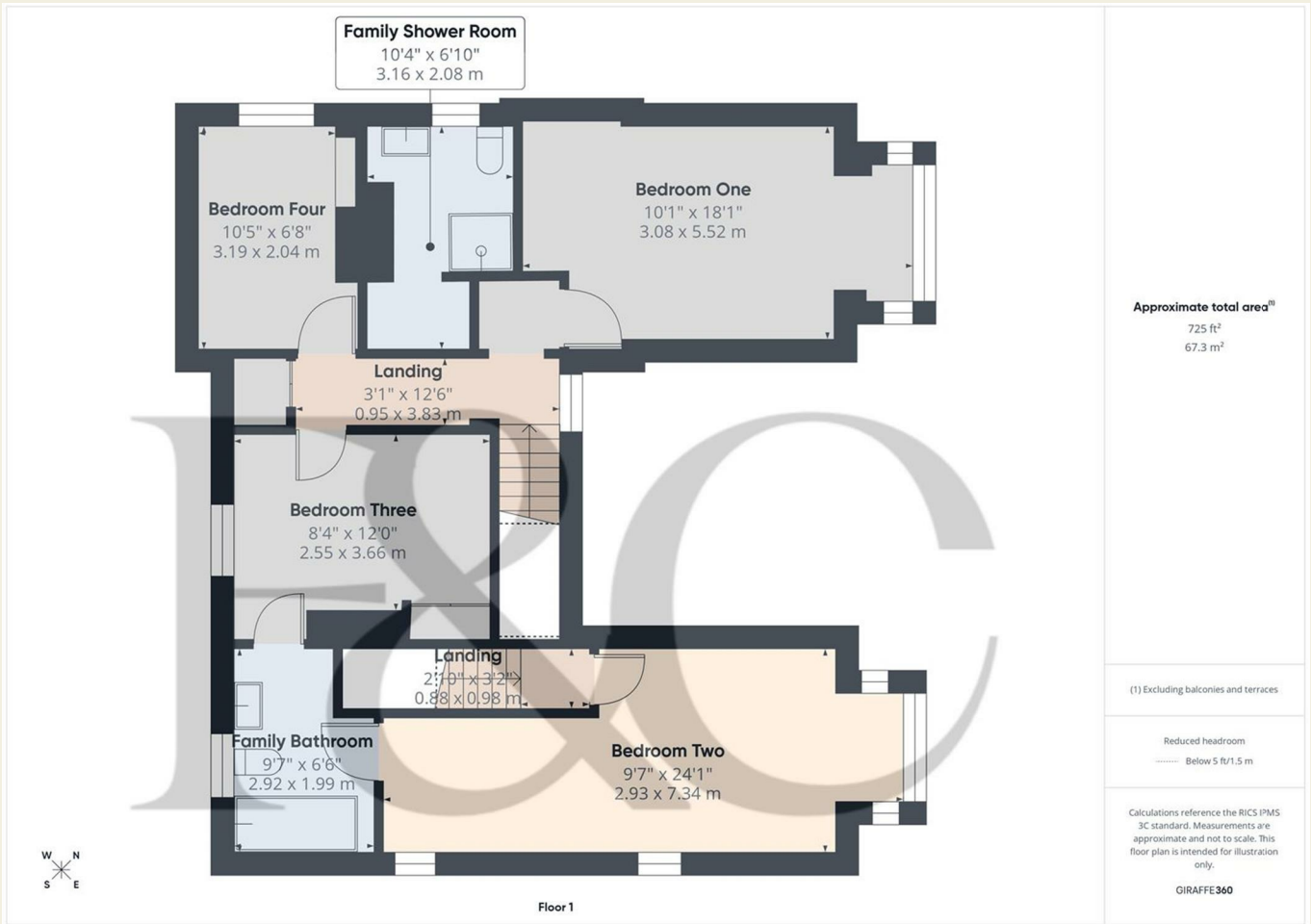
Council Tax Band D



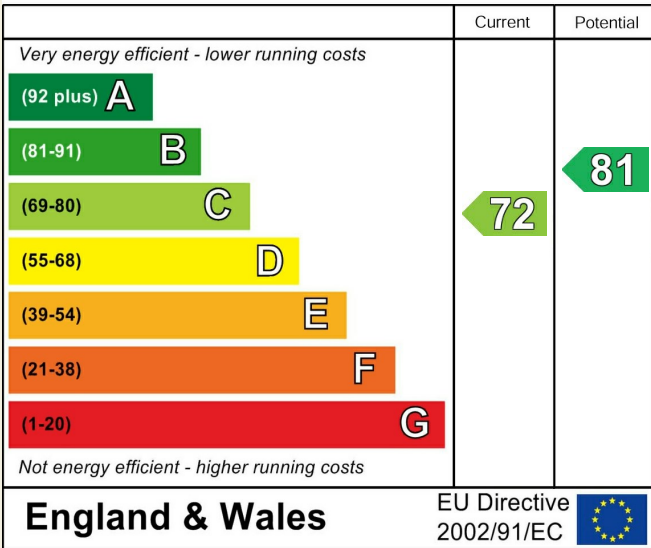
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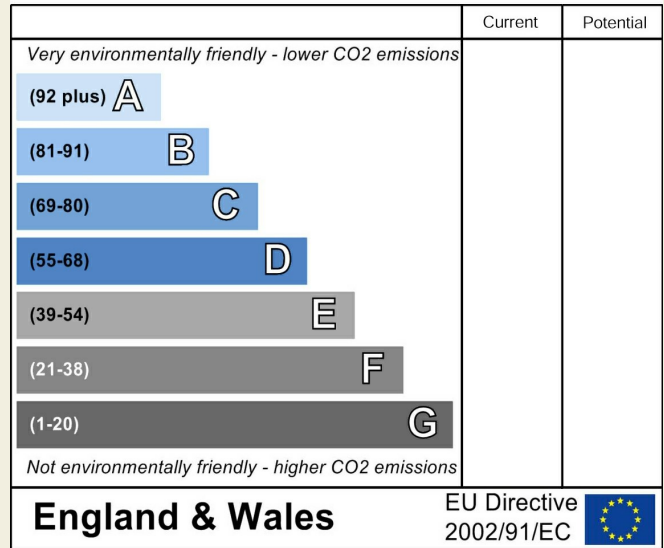
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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