



GADSBY  
NICHOLS

169 Swarkestone Road, Chellaston, Derby, DE73 6UD

£495,000

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A SUPERIOR, INDIVIDUALLY DESIGNED THREE-BEDROOMED DETACHED BUNGALOW, enjoying generous landscaped gardens, in an elevated position in a desirable and mature residential setting. Available with IMMEDIATE VACANT POSSESSION, and requiring internal inspection to be fully appreciated, the property benefits from gas central heating, uPVC double glazing, and security alarm, affording a well-appointed interior briefly comprising: -

INTERNALLY, enclosed entrance porch, impressive reception hall, front lounge, dining area, breakfast kitchen with quality fitments and integrated appliances, enclosed rear porch, cloaks/WC, three bedrooms, and modern shower room. EXTERNALLY, deep front garden, sweeping driveway, detached double garage with room over, ample car standing spaces, side garden, and pleasant rear garden. EPC tbc, Council Tax Band E.

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## THE PROPERTY



An individually designed and built detached bungalow, offering spacious and well-appointed accommodation, with early internal inspection highly recommended. Available with immediate vacant possession, comprises, enclosed entrance porch, reception hall, lounge, dining area, breakfast kitchen, enclosed rear porch, cloaks/WC, three bedrooms, shower room, front, side and rear gardens, ample driveway parking, and detached garage with room over.

## LOCATION

The property enjoys an impressive elevated position, set well back from Swarkestone Road, in a desirable and residential location, yet is within walking distance of a range of local amenities, and minutes driving distance of the A50, which in turn affords access to the A38, and M1 motorway for commuting further afield, together with East Midlands International Airport. Local amenities include, day-to-day shopping, doctors and dentist

surgeries, schooling, places of worship, hair and beauty salons, eateries, public houses, and recreational facilities.

## DIRECTIONS

When leaving Derby city centre by vehicle proceed along Osmaston Road, continuing through Allenton, Shelton Lock, and Chellaston centre on Swarkestone Road to find the property on the left-hand side before the A50 traffic island.

What 3 Words /// visions.everybody.apple

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13535

## ACCOMMODATION

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

## INTERNALLY

### ENCLOSED ENTRANCE PORCH

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

## IMPRESSIVE RECEPTION HALL



Having built-in double cloaks cupboard with sliding mirrored doors, central heating radiator, eight ceiling downlighters, ceiling coving, picture railing, and access to the loft space via a timber ladder. The loft space is boarded and affords the potential for additional accommodation, subject to requirements and obtaining the usual planning and building regulation approvals.

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### LOUNGE

6.38m x 3.58m (20'11" x 11'9")



Having feature fireplace, uPVC double glazed windows to the front and side, ornate ceiling cornice, central heating radiator, oak flooring, eight ceiling downlighters, and opening to the: -



### DINING AREA

3.18m x 3.02m (10'5" x 9'11")



Having oak flooring, ornate ceiling cornice, six ceiling downlighters, uPVC double glazed window, and central heating radiator.

### BREAKFAST KITCHEN

5.00m x 3.45m (16'5" x 11'4")



Having a comprehensive range of stylish floor and

wall units, integrated appliances to include gas hob with stainless steel and glass canopy over incorporating extractor hood and light, oven, and dishwasher, together with central heating radiator, and twelve ceiling downlighters.



### ENCLOSED REAR PORCH

Having laminate flooring, and uPVC double glazed door and window.

### CLOAKS/WC

Having white suite comprising, low-level WC, and wash hand basin, together with central heating radiator, laminate flooring, uPVC double glazed window, and wall-mounted Worcester gas-fired combination boiler providing domestic hot water and central heating.

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**BEDROOM ONE**

4.27m x 3.61m (14'0" x 11'10")



Having extensive range of fitments comprising, wardrobes, double-bed recess, bedside drawers, and top cupboards, together with uPVC double glazed windows to the front and side, and central heating radiator.

**BEDROOM TWO**

4.09m x 3.63m max (13'5" x 11'11" max)



Having fitments comprising, triple wardrobes, and drawers, together with uPVC double glazed window, and central heating radiator.

**BEDROOM THREE**

2.41m x 2.39m (7'11" x 7'10")



Having uPVC double glazed window, and central heating radiator.



**SHOWER ROOM**

2.67m x 2.34m (8'9" x 7'8")



Having white suite comprising, low-level WC with

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concealed cistern, walk-in shower enclosure with rain and handheld shower attachments, and wash hand basin in vanity unit with drawers and cupboards under, together with tiled floor, tiled walls, deep heated towel rail, uPVC double glazed windows, and six ceiling downlights.

### EXTERNALLY

#### GROUNDS

The property enjoys generous, landscaped gardens, designed for easy maintenance.

#### FRONT GARDEN



The property is set back from Swarkestone Road, and the front garden enjoys paved pathways, well-stocked flower and shrub borders, and long driveway affording ample car standing, and leading to the: -

#### DETACHED DOUBLE GARAGE

5.36m x 5.28m (17'7" x 17'4")



Of brick construction, having electric roller door, electric power and light, access door to the side, and stairs to the: -

#### ROOM OVER/LOFT AREA

5.49m x 3.38m max (18'0" x 11'1" max)

Measurements are 'maximum into eaves'. Having electric power and light, and affords excellent potential for a gymnasium, home office, play room, etc.

There is also the potential to convert the garage and first floor room into dependent relative accommodation, subject to the usual planning and building regulation approvals.

#### SIDE GARDEN



Having paved patio area, and incorporating a large garden shed.

#### REAR GARDEN



Mainly paved for easy maintenance, and having flower and shrub borders.

#### ADDITIONAL INFORMATION

## **TENURE**

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

## **SERVICES**

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

## **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.

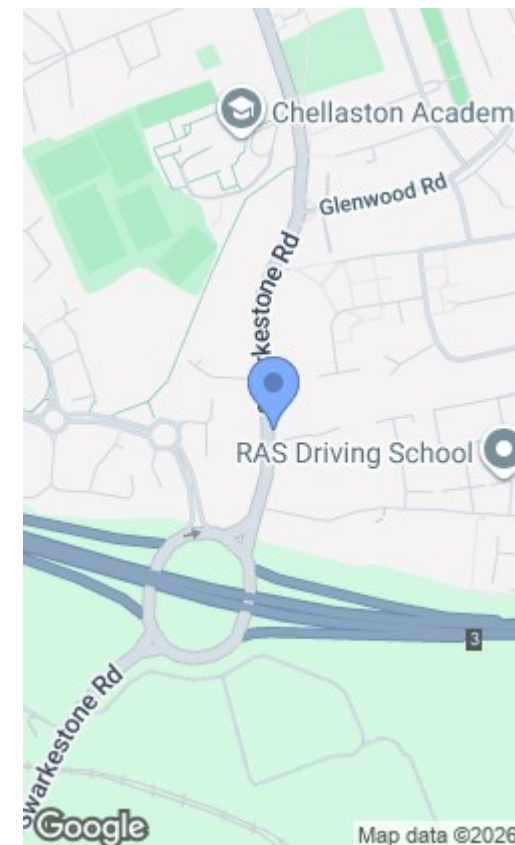
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13535**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-101) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-101) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**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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