



GADSBY
NICHOLS

50 Chestnut Avenue, Chellaston, Derby, DE73 6RW

£475,000

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A DELIGHTFULLY PRESENTED AND EXTENDED FOUR-BEDROOMED DETACHED FAMILY HOME, extending to approx. 1,668 sq. ft., on a plot size of approx. 5,380 sq. ft., enjoying the sought-after cul-de-sac of Chestnut Avenue, in the popular suburb of Chellaston, well served by local amenities, and within the catchment area of the highly regarded Chellaston secondary school. Requiring internal inspection to be fully appreciated, the well-presented interior has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, reception hall, front living room, sitting room, third reception/dining room, large conservatory, cloaks/WC, and breakfast kitchen with fitments and integrated appliances. FIRST FLOOR, landing, main double bedroom with ensuite shower room, a further three bedrooms, and modern bathroom. OUTSIDE, wide frontage with garden and driveway, ample parking for at least four motor vehicles, detached double garage, and landscaped rear garden. EPC D, Council Tax Band D.

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THE PROPERTY

An attractive and appealing bay-windowed detached family home, which has been structurally extended and has a spacious interior of approx 155m² / 1668 sq ft and has been much improved over recent years, with early internal inspection highly recommended. The property offers a well proportioned interior comprising; reception hall, three reception rooms, large conservatory, cloaks/WC, breakfast kitchen, main bedroom with en suite shower room, three further bedrooms, main bathroom, front garden and driveway, detached double garage, and landscaped generous mature rear garden approx 50ft in depth.

LOCATION

The property enjoys the quiet cul-de-sac setting of Chestnut Avenue, in the popular suburb of Chellaston which is well served by local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and recreational facilities. A regular bus service provides links to Derby city centre for more comprehensive amenities. The property falls within the catchment area of the highly regarded primary schools and the Chellaston Academy secondary school. Ease of access is afforded to Infinity Parkway and the principal works of Rolls Royce, and which in turn provides a link to the A50, the M1/M6 link road, together with the A38 and A52 for commuting throughout the region. East Midlands International Airport and Toyota are easily accessible via the A50.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A514 Osmaston Road, proceeding through Allenton and Shelton Lock, then on entering Chellaston turn left into Chestnut Avenue.

What 3 Words /// music.slate.fight

VIEWINGS

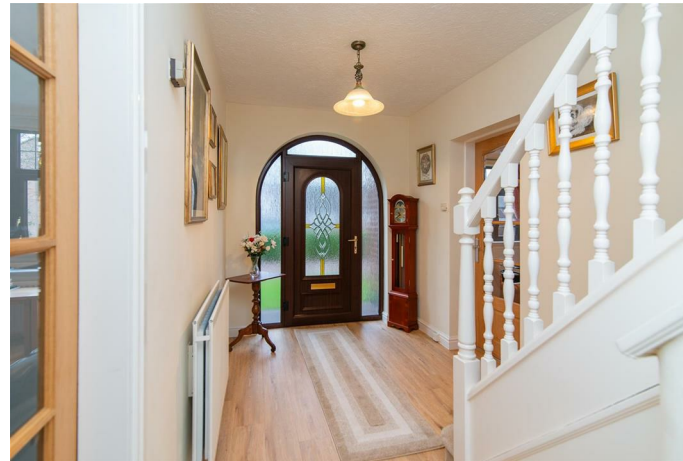
Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13505.

ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing with lockable windows throughout, the detailed accommodation comprises: -

GROUND FLOOR

RECEPTION HALL



Having UPVC wood-effect double glazed entrance door and side panels, Karndean-style flooring, central heating radiator, oak multi-pane glazed doors off to principal rooms, and stairs to the first floor with understairs store.



FRONT LIVING ROOM

4.04m x 3.63m max (13'3" x 11'11" max)



Measurements are 'maximum into bay'. Comprising UPVC wood-effect part-leded light double glazed bay window to the front, UPVC wood-effect double glazed window to the side, oak flooring, oak Adam-style fire surround with marble hearth and fitted 'living flame' coal-effect gas fire

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(NOT TESTED), central heating radiator, and ceiling coving.



FRONT SITTING ROOM

4.85m x 3.53m (15'11" x 11'7")



Comprising UPVC wood-effect double glazed window to the front, central heating radiator, ceiling coving, and mahogany Adam-style fire surround with marble hearth.



DINING ROOM/THIRD RECEPTION

3.63m x 3.58m (11'11" x 11'9")



Comprising feature raised-and-recessed 'living flame' log-effect gas fire (NOT TESTED), oak flooring, UPVC wood-effect double glazed window to the side, and UPVC double French door and side windows opening to the: -



LARGE CONSERVATORY

4.67m x 3.00m plus (15'4" x 9'10" plus)



Measurements are 'plus recess'. Having brick base with UPVC double glazed windows over, UPVC double glazed 'outside self-clean' roof, UPVC double glazed double French doors and separate single French door to the garden, central heating radiators, and oak-veneer flooring.

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CLOAKS/WC



Having modern white suite comprising; low-level WC, and wash hand basin, together with UPVC double glazed window, electric heated chrome towel rail, and tiled floor.

BREAKFAST KITCHEN



Comprising: -

BREAKFAST AREA

2.62m x 2.06m (8'7" x 6'9")



Having tiled floor, understairs store/pantry, multi-pane glazed oak door to conservatory, and opening to the kitchen area, for modern contemporary living.

KITCHEN AREA

3.84m x 3.56m (12'7" x 11'8")



Having oak-effect fittings comprising; three double base units, two single base units, corner base unit, larder unit, drawers, one double wall unit with glazed doors for display purposes, two double wall units, one single wall units, and one corner unit, together with integrated stainless steel five-ring gas hob with extractor hood and light over, integrated stainless steel gas double oven, integrated dishwasher, plumbing for automatic washing machine, one-and-a-half bowl single-drainer sink unit, ample work surface areas with tiled splashbacks, tiled floor, UPVC double glazed window to the rear, and further single base unit housing the gas central heating boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Having doors off to all rooms.

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BEDROOM ONE

6.48m x 3.53m max (21'3" x 11'7" max)



Having fitments comprising; four built-in spacious double wardrobes with storage over, together with central heating radiator, and UPVC double glazed window.

ENSUITE SHOWER ROOM

2.18m x 1.75m (7'2" x 5'9")



Having modern white suite comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and shower cubicle with Mira shower unit, together with heated chrome towel rail, tiled floor, tiled walls, and UPVC double glazed window.

FRONT BEDROOM TWO

4.17m x 3.10m max, plus (13'8" x 10'2" max, plus)



Measurements are 'maximum into bay, and plus wardrobe recess'. Having fitments comprising; two built-in double wardrobes, one built-in double shelved unit, and top cupboards, together with feature UPVC double glazed traditional bay window to the front, and central heating radiator.



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REAR BEDROOM THREE

3.61m x 3.48m (11'10" x 11'5")



Having pine wooden flooring, UPVC double glazed window, UPVC part-ledged light double glazed window to the side, and central heating radiator.

SPACIOUS SINGLE BEDROOM FOUR

2.39m x 2.11m (7'10" x 6'11")



Having laminate flooring, UPVC part-ledged-light

double glazed window to the front, and central heating radiator.



FAMILY BATHROOM



Having recently fitted, modern white sanitary ware comprising; wash hand basin in vanity unit with cupboards under and drawers to the side, low-level WC with concealed cistern incorporating cupboard below and drawer to the side, large shower cubicle

with rain and handheld shower fittings, and free-standing claw-foot bath with shower mixer taps, together with deep heated chrome towel rail, additional heated chrome towel rail, built-in airing cupboard, five ceiling downlighters, half-tiled walls, tiled floor, and easy access to the spacious loft space.



OUTSIDE

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FRONT GARDEN

The property enjoys a wide frontage, having lawn and borders, together with block-paved driveway accessed via wrought-iron gates, ample parking for up to four motor vehicles on the driveway and gravelled area, together with providing access to the rear to the: -

DETACHED DOUBLE GARAGE

4.57m x 4.52m (15'0" x 14'10")



Of brick construction, having up-and-over door to the front, side entrance door, wooden glazed window, electric power and light, and ample storage within the roof void.

PLEASANT REAR GARDEN



Enclosed by fencing for privacy, Generous mature gardens having patios, lawns, flower and shrub borders, and garden shed. The garden is approximately 50 ft in depth.

ADDITIONAL INFORMATION

TENURE

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

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.

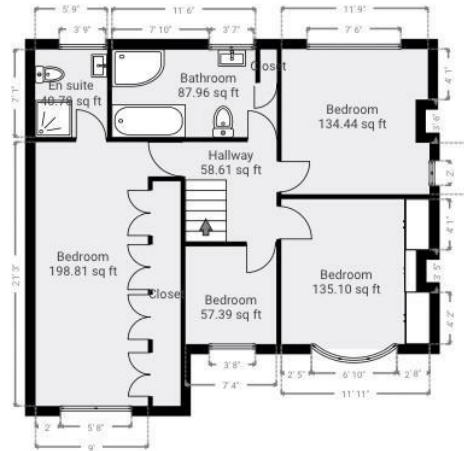
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13505

▼ Ground Floor



▼ 1st Floor



GADSBY
NICHOLS



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 63 | 76 |

It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built-measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

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 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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