



**GADSBY**  
**NICHOLS**

418 Kedleston Road, Allestree, Derby, DE22 2TF  
Offers Around £599,000

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AN IMPRESSIVE, FOUR-DOUBLE-BEDROOMED DETACHED residence, to include a self-contained dependent relative annex, with separate access, and which offers an exciting opportunity for structural extension, either now or in the future, with planning permission granted in February 2025. The property enjoys mature gardens of approx. 0.33-acres, in the highly desirable suburb of Allestree. The current accommodation has the benefit of double glazing and central heating, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, study/single bedroom five, understairs cloakroom, lounge/dining room, kitchen with walk-in pantry, side hall leading to bedroom four/sitting room, utility room, and bathroom. FIRST FLOOR, landing, three double bedrooms, bathroom, and separate WC. OUTSIDE, attached single garage, and mature gardens. EPC C, Council Tax Band F.

The planning permission is for two-storey extensions to the existing property, together with a new double garage. Upon completion, would comprise; entrance hall, study, sitting room, open-plan living dining kitchen, garden, room, utility room, cloaks/WC, main bedroom suite with ensuite bathroom, a further two double bedrooms with ensuites, bedroom four, family bathroom, double garage with gym/visitor bedroom with ensuite shower room over, and gardens.

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### THE PROPERTY



At present, the property offers an ideal Family Home with four double bedrooms, one of which is on the ground floor with its own, separate front access and side entrance hall, together with an adjoining bathroom, ideal for dependent relative or teenager accommodation. The property benefits from separate boilers for the main residence and annex, which we understand were both replaced in 2023.



### LOCATION

The property enjoys a sought-after and mature residential location, fronting the service road off Kedleston Road, in the popular suburb of Allestree, well served by local amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, eateries, public houses, hair and beauty salons, leisure facilities, recreational facilities, and schooling. Ease of access is afforded to Markeaton Park, Allestree Park, Derby University, and the A38, A52, and A50 for commuting throughout the region.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along Kedleston Road towards Allestree, and after passing Markeaton Park on the lefthand side and Birchover Way on the righthand side, take the next right onto the service road before reaching Allestree Lane to locate the property.

What 3 Words - ///doctor.than.lofts

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13440.

### CURRENT ACCOMMODATION

Having the benefit of double glazing, and central heating, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having front door and glazed side window, leading to the: -

#### ENTRANCE HALL

Having stairs to the first floor with understairs store.

### FRONT STUDY/BEDROOM FIVE

2.74m x 2.44m (9'0 x 8'0")

Having UPVC double glazed window, and central heating radiator.

### LOUNGE/DINING ROOM

7.21m x 3.91m max (23'8" x 12'10" max)



Having wide stone fireplace with marble hearth and fitted 'living flame' log-effect gas fire, UPVC double glazed windows to the front and rear, wide bay window to the side, UPVC double glazed double doors and side windows, two wall light points, and central heating radiator.

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### KITCHEN

3.40m x 3.00m plus (11'2" x 9'10" plus)



Measurements are 'plus recess'.  
Having white fitments incorporating; one double base unit, four single base units, and drawers, together with stainless steel sink unit, work surface areas with tiled splashbacks, built-in dishwasher, tiled floor, built-in electric hob and electric oven, UPVC double glazed window to the rear, and walk-in pantry, with gas-fired boiler providing domestic hot water and central heating for the main house.

### SIDE HALL



Having central heating radiator, and providing separate access from the main hall to potential dependent relative accommodation, comprising; bedroom four/sitting room, utility room, and bathroom.

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### BEDROOM FOUR/SITTING ROOM

3.73m x 3.40m (12'3" x 11'2")



Having UPVC double glazed windows to the side and rear, and central heating radiator.

### SMALL UTILITY ROOM

Having shelving, and plumbing for automatic washing machine.

### BATHROOM

2.92m x 1.93m overall (9'7" x 6'4" overall)

Having suite incorporating; low-level WC, bidet, pedestal wash hand basin, and small tub-style bath with shower over, together with central heating radiator, and tiled walls.

### FIRST FLOOR

#### LANDING

Having built-in linen cupboard, and access to the loft space.

#### BEDROOM ONE

4.06m x 3.48m (13'4" x 11'5")

Having built-in double wardrobes with top

cupboards, UPVC double glazed window, and central heating radiator.

### BEDROOM TWO

4.27m x 3.05m max (14'0" x 10'0" max)

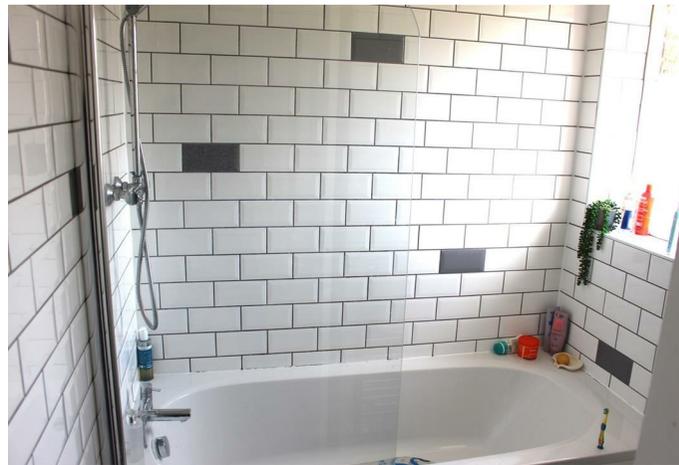
Having built-in wardrobe, additional built-in wardrobe, UPVC double glazed window, and central heating radiator.

### BEDROOM THREE

3.94m x 3.58m max (12'11" x 11'9" max)

Having UPVC double glazed window, and central heating radiator.

### BATHROOM



Having suite incorporating; panelled bath, wash hand basin in vanity unit with cupboards under, and shower enclosure with rain and handheld shower attachments, together with heated chrome towel rail, and tiled walls.

### SEPARATE WC

Having low-level WC, wash hand basin, and tiled walls.

### OUTSIDE

### ATTACHED SINGLE GARAGE

Having electric up-and-over door to the front, and houses a wall-mounted gas-fired combination boiler providing domestic hot water and central heating to the annex.

### GROUNDS



Delightful, extensive mature gardens.



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and rear to the dwelling house, and construction of a new double garage with room over. In accordance with the existing EPC, the property is recorded as extending to 1,743 sq. ft./162 sqm., and upon completion of the proposed extensions this would increase the size of the property to 143 sqm. on the ground floor, and 131 sqm. on the first floor, together with a garage of 40 sqm. with the room over at 24 sqm. Therefore, excluding the garage and room over, and in accordance with the plans supplied by the architects, the extended property will have a floor area in the region of 2,948 sq. ft./274 sqm.

### ADDITIONAL INFORMATION

#### TENURE

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

#### PROPOSED ACCOMMODATION



FEBRUARY 2025

418 KEDLESTON ROAD, DERBY  
FRONT ASPECT

MATTHEW MONTAGUE  
ARCHITECTS

An impressive detached residence, standing in mature gardens extending to nearly 0.33-acres. Planning permission was granted by Derby City Council under reference 24/00399/FUL on 10th February 2025, for two-storey extensions to the front

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the planning permission, although the staircase to the garage will be internal, rather than external as shown.

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: R13440**



## ANTI-MONEY LAUNDERING (AML) REGULATIONS

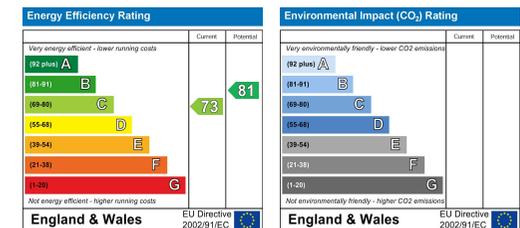
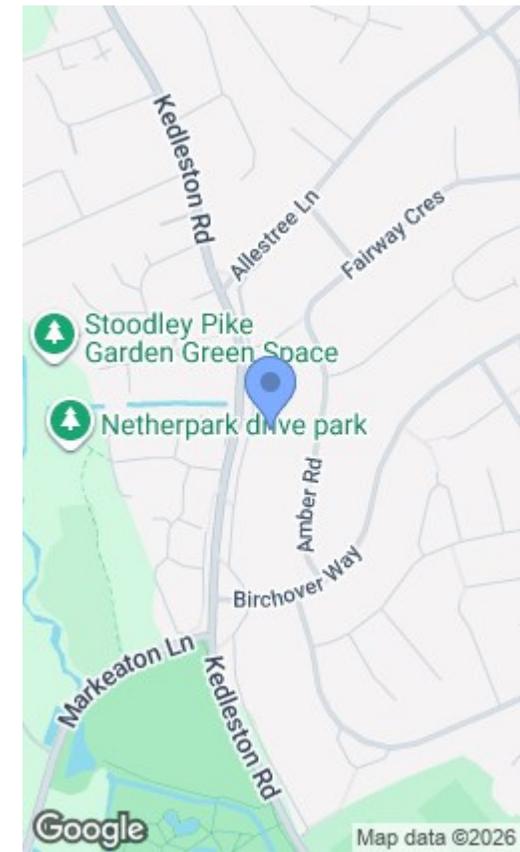
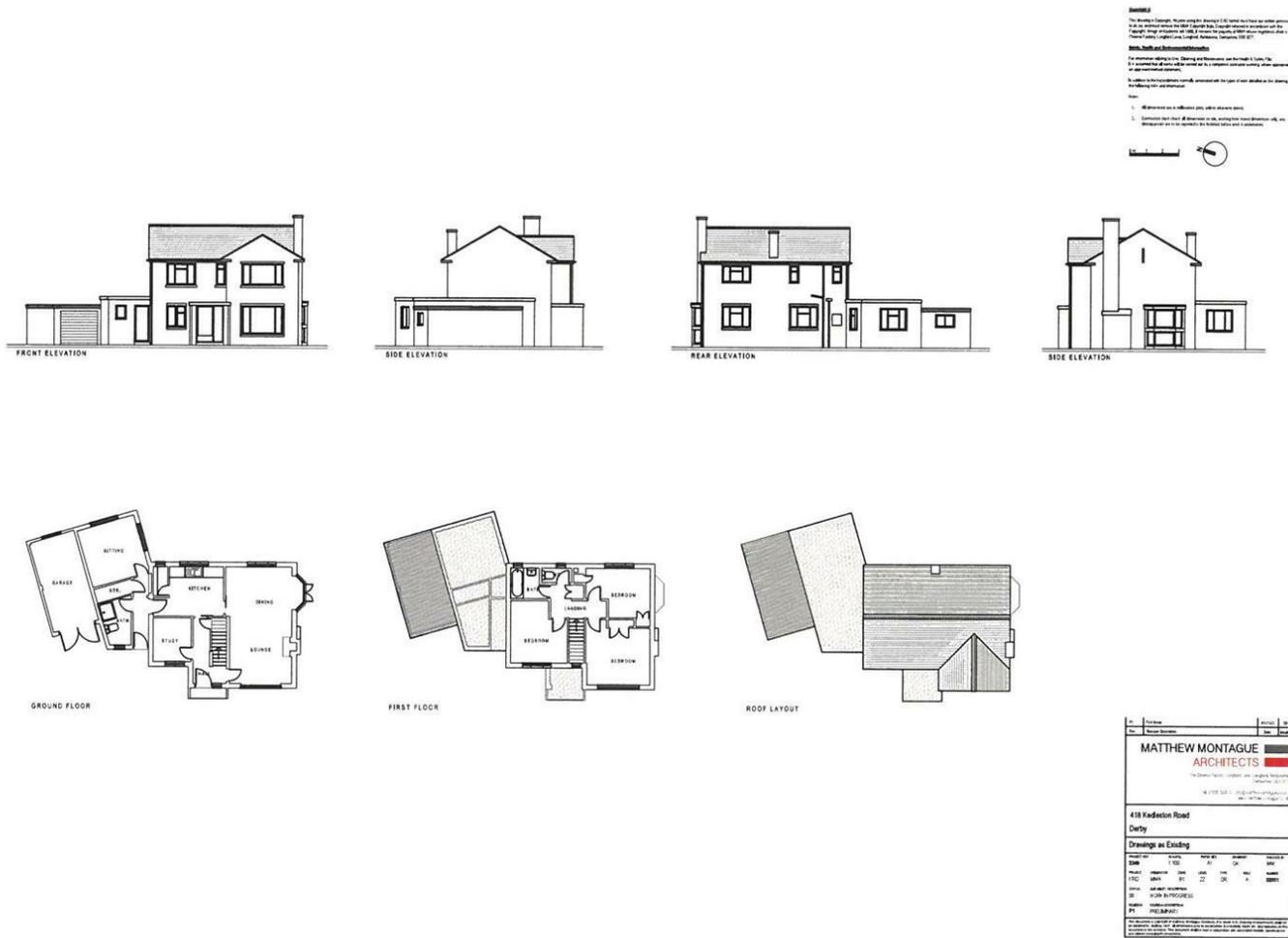
In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

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

GROUND FLOOR, entrance hall, study, sitting room, open-plan living dining kitchen, garden, room, utility room, and cloaks/WC. FIRST FLOOR, landing, main bedroom suite with ensuite bathroom, a further two double bedrooms with ensuites, bedroom four, and family bathroom. OUTSIDE, double garage with gym/visitor bedroom with ensuite shower room over, and gardens. The artists impression shows the property in accordance with



**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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