

Darroway Gardens

Chellaston, Derby, DE73 5AA

John German





Darraway Gardens

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£575,000

Stunning premium detached with accommodation over three floors located in a lovely tucked away position at the head of a quiet cul-de-sac. Fabulously proportioned accommodation and a modern family friendly layout with room for larger gatherings as well as private spaces to relax.

Built to one of the best home designs on this highly regarded development having been impeccably kept and improved over recent years with the addition of a new kitchen and utility room, upgraded windows and external doors, and the addition of solar panels with battery storage which makes a huge difference to the cost of running such a sizable home.

To describe the home in more detail starting at the front, entrance into the property is via a storm porch which leads into an impressive main hallway. Stairs lead to the first floor and there is a feature two storey window overlooking the front elevation.

The guest WC is located off the main hallway and is fitted with a low flush WC and wash basin.

The main living room has a lovely double aspect with French doors opening out onto the rear garden. A modern fireplace forms the focal point to the room and double doors lead directly into the dining area allowing a free flow throughout the main ground floor living spaces.

The open plan dining kitchen has been refitted with a range of contemporary contrasting units with granite work surface that extend to form a peninsular breakfast bar, matching upstands and a one and a half bowl sink unit. Appliances include an eye level combination oven / microwave / grill mounted above a second oven with a slide and hide door and a warming drawer. To the left is an induction hob and extractor hood mounted above. There are also an integrated dishwasher and fridge freezer. The kitchen overlooks an open plan dining area with bi-fold doors opening out onto the rear patio.

The utility room is located off the kitchen and has also been refitted with matching units and granite worktop with an inset Belfast sink, plumbing for a washing machine and a side entrance door that opens to the side patio.

Finally on the ground floor there is a second reception room currently used as a cloakroom, originally intended as a study or snug fitted with very useful storage cupboards with hanging space for coats that could be easily repurposed as an office for instance if required.

On the first floor the partly galleried staircase leads to a central landing with a second set of stairs rising to the second floor, doors lead off to the three first floor bedrooms as well as the main bathroom.

The main bathroom is fitted with a full four-piece bathroom suite comprising low flush WC, wash basin, panelled bath and a separate shower enclosure.

The master bedroom has an archway leading through to a dressing room with recently refitted wardrobes and access to the en-suite shower room fitted with a large shower enclosure, wash basin and a low flush WC.

Bedroom two has fitted wardrobes and overlooks the front elevation, and bedroom three is also a double room and overlooks the garden.

On the second floor the landing leads to the remaining two bedrooms and a second-floor shower room fitted with a low flush WC, wash basin and shower enclosure.

Bedroom four makes a luxurious guest bedroom with a dormer window, Velux skylights, fitted wardrobes and under eaves storage. Bedroom five is also a large double used currently as a home office, also with Velux skylights and under eaves storage.

Outside the property is located off a private driveway shared with just one other property with a tree lined outlook. The front garden is designed for easy maintenance with a double width driveway providing ample parking and access to the double garage via an electric door having an EV charging point and battery storage. Gated access to the side leads into the spacious corner plot with useful gravelled storage space to the rear of the garage where there is a timber garden shed. To the side of the house is a spacious and sheltered patio which is a great spot for BBQs with access into the house via the side entrance door. The patio extends around the rear of the property leading onto a lawn with slate borders featuring strategically planted shrubs providing a good degree of privacy. There are also fixings in the lawn for a sun sail as it is a southerly facing garden.

Darraway Gardens has easy access to a range of amenities, including shops, schools, green spaces and parks, transport links via infinity way to infinity business park and Rolls Royce, via the A50 to Nottingham and Uttoxeter and Stoke the M1 and East Midlands Airport.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Local Authority/Tax Band: Derby City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





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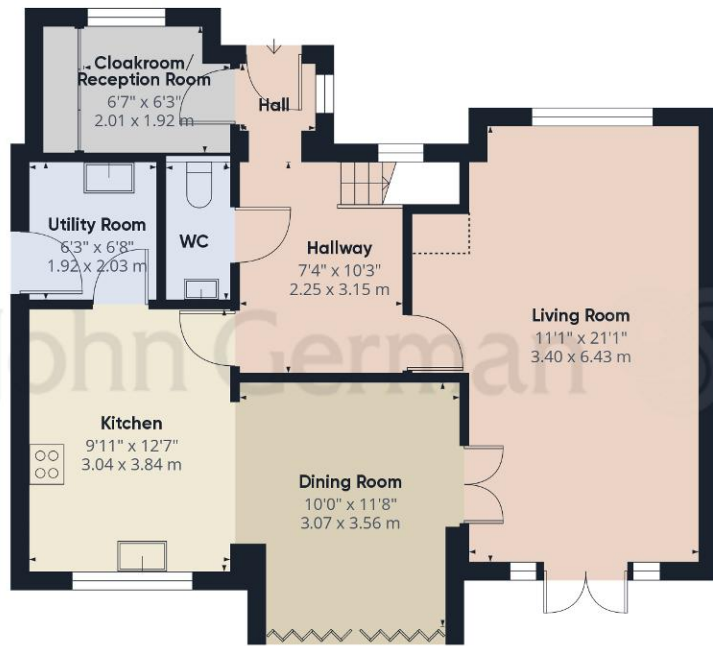
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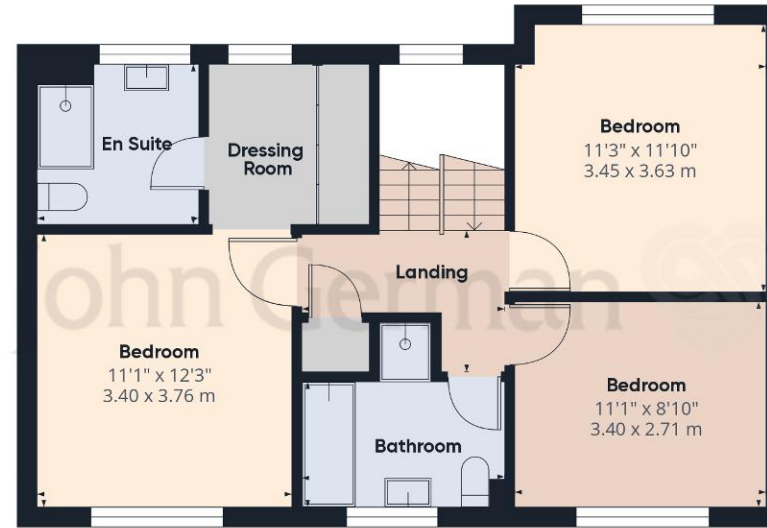
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2027.25 ft²
188.34 m²

Reduced headroom

22.29 ft²
2.07 m²

(1) Excluding balconies and terraces

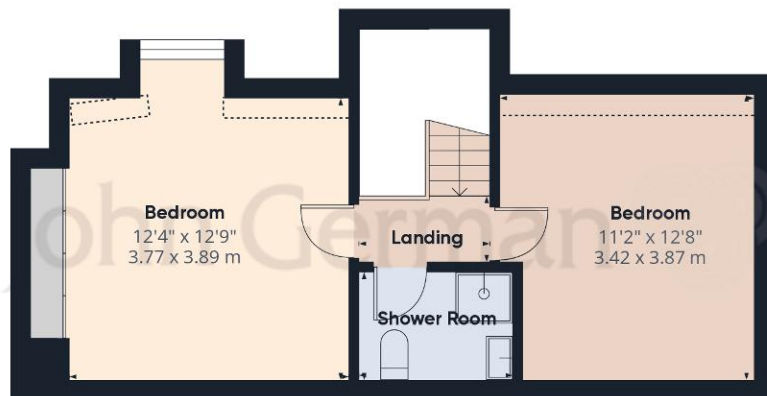
Reduced headroom

..... Below 5 ft/1.5 m

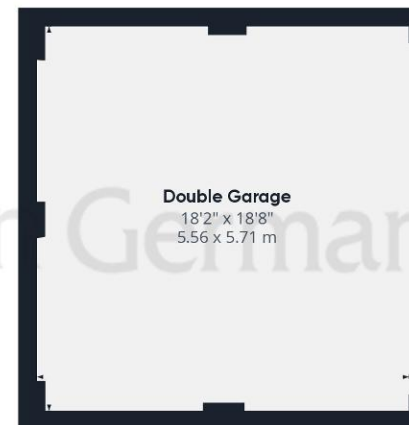
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
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