



**8 Diseworth
Close
Chellaston
Derby
DE73 6XE**

**Price Guide
£218,000**

- **SOLD WITH NO UPWARD CHAIN**
- **CUL DE SAC LOCATION**
- **MODERN SEMI-DETACHED**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE**
- **FITTED MODERN BREAKFAST KITCHEN**
- **MODERN BATHROOM**
- **GAS CENTRALLY HEATED**
- **PARKING**
- **FRONT AND REAR GARDENS**

GENERAL INFORMATION

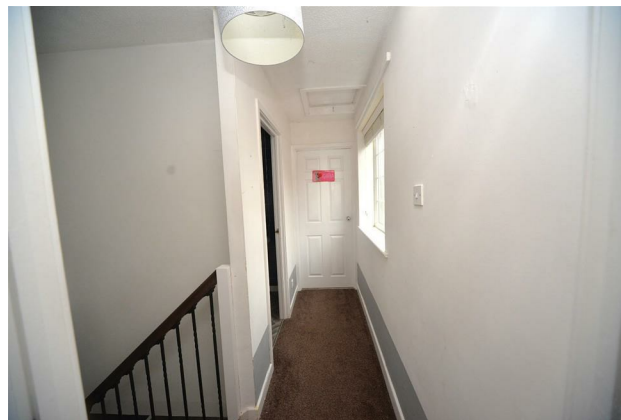
THE PROPERTY

Sitting in a cul-de-sac location within Chellaston, this modern two-bedroom semi-detached house is now available for sale with no upward chain, making it an ideal opportunity for first-time buyers or those looking to downsize. The property is conveniently located near local amenities.

Upon entering, you are greeted by a small foyer that leads to a welcoming lounge at the front of the house. At the rear, you will find a bright breakfast kitchen, offering space for informal family meals and morning coffee.

The first floor comprises two well-proportioned bedrooms, providing ample space for rest and relaxation. A modern bathroom completes the upper level, featuring modern fixtures and fittings.

Outside, the property boasts vehicle parking, a front lawn, and a fully enclosed rear garden, ideal for outdoor activities or simply enjoying the fresh air in privacy. This home presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Don't miss your chance to make this delightful property your own.





LOCATION

Chellaston is a popular location with good schooling at all ages and ample everyday facilities, including supermarkets, a pharmacy, eateries, and a bakery. There is a bus service, and the A50 is close by, allowing for access to the A38 and other major roadways beyond.

Derby city centre offers further shopping and leisure facilities.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.03m x 0.90m (3'4" x 2'11")

Has a useful understairs storage cupboard, door to kitchen and further door through to lounge.

LOUNGE

3.70m x 5.34m (12'1" x 17'6")

Has a bow window to the front aspect,

ceiling light point, stairs off to first floor and wall mounted electric fire.

KITCHEN

3.68m x 2.81m to back door (12'0" x 9'2" to back door)

Is fitted with a range of high gloss base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a stainless steel sink and side drainer and a four ring gas hob, there is an integrated oven, space for washing machine, space for tumble dryer, breakfast bar, door to garden with window looking out and the domestic hot water and central heating boiler is housed here.

FIRST FLOOR

LANDING

0.87m x 2.63m (2'10" x 8'7")

With a window to the side aspect, further window to the rear aspect, doors to bedrooms and door to bathroom.

BEDROOM ONE

2.56m to window x 3.69m (8'4" to window x 12'1")

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

3.69m x 2.66m (12'1" x 8'8")

Has a window to the rear aspect, radiator, coving to ceiling and ceiling light point.

BATHROOM

1.48m x 2.71m to rear of bath (4'10" x 8'10" to rear of bath)

Is equipped with a panelled bath with electric shower over, pedestal hand wash basin, W.C., there are attractive tiled surrounds, ceiling light point, a large built in airing cupboard and radiator.

OUTSIDE

The property sits back behind a lawned front garden with pavers leading down the side for hard standing, a gate opens through to the rear garden with a large



shed, predominantly fenced boundary with raised bed and lawn.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - Band B

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

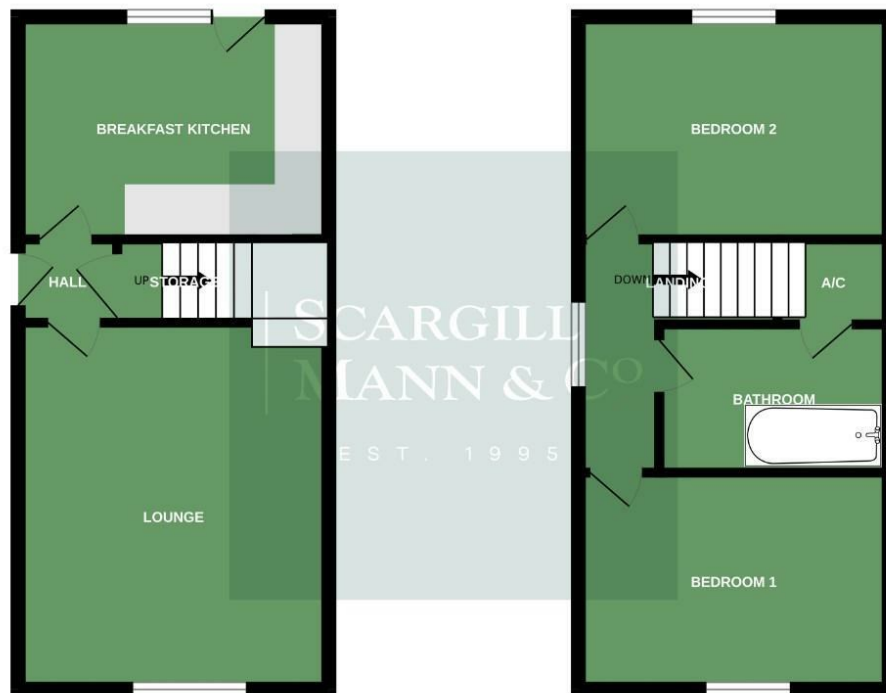
<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2025) DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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