



205 Derby Road, Chellaston, Derby, DE73 5SE

No Onward Chain
£475,000



A handsome detached residence featuring cleverly extended accommodation having a striking twin gable and bay-window facade. The light filled, spacious and versatile interior boasts three reception rooms, four bedrooms, two bathrooms, all being carefully and tastefully finished to both enhance and retain sympathetic characteristics.



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DIRECTIONS

Entering Chellaston from Shelton Lock, the property will be found on the right, immediately prior to the junction with West Avenue North and opposite the turning to South Avenue.

In addition to the character and charm this extended home retains, there is the added efficiency of an advanced, owned and discreet solar panel system with battery store, full gas central heating and UPVC double glazed windows with feature stained glass panelling. The property also has lots of light coming in which is a great feature.

The tastefully presented interior with high ceilings throughout comprises, entrance lobby with cloaks cupboard leading into the hub of the house being a central reception hallway with French doors and primary staircase to the first floor, front dining room with bay window, full depth living room also with French doors and secondary staircase to 'Bedroom Two.' There is a quality solid oak kitchen masterfully crafted with intricate detailing, granite work surfaces and breakfast bar and matching utility room.

To the first floor, accessed from the primary staircase, a passaged landing with airing and boiler cupboard leads into the large principal bedroom with bay window, adjacent shower room, bedroom four (currently being used as a dressing room) and bedroom three with built-in wardrobe and having 'Jack and Jill' access into a bathroom shared with a superb bedroom suite

having quality fitted wardrobes, drawers and dressing table, second bay window and with private access from the secondary staircase from the living room.

This unique feature offers the potential to create an annex for a teenager or dependent relative.

Externally the property continues to impress having a large block paved frontage with parking and turning area, set behind mature screening planting, EV charger and gated side access. The rear garden is beautifully planted and arranged offering a high degree of privacy, patio, lawn and garden store. Gated access to the side can also be sought to West Avenue North.

Chellaston is a popular residential location with excellent local shopping and educational facilities, favoured for its convenient location to the city centre, Rolls-Royce sites, the A50 leading to the M1 and East Midlands airport and parkway rail station. The property benefits from being with the Chellaston school catchment area.

A superb and mature family home of superb quality and proportion.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Main timber panelled and glazed front door, period style tiled floor, useful understairs cloaks cupboard, access into dining room and reception hallway.

DINING ROOM

24'6" into bay x 10'6" (7.47m into bay x 3.20m)

A magnificent room, perfect for formal dining and with ample space for a large dining table and chairs or for alternative use as a playroom or second lounge. A deep walk-in bay window is positioned to the front of the room being UPVC double glazed with stained glass featuring, additional side window, attractive moulded cornices to the high ceilings, inset spotlights, two central heating radiators, fireplace and surround, wooden flooring throughout.

CENTRAL RECEPTION HALLWAY

13' x 12' (3.96m x 3.66m)

Entering from the hallway and adjoining the kitchen being a sociable and central hub of the house again providing a versatile space having French doors to the garden, stairs to the first floor, wooden flooring, period style fireplace and hearth, radiator.

KITCHEN

10'6" x 7'11" (3.20m x 2.41m)

Beautifully and tastefully appointed with a solid

range of quality oak cabinetry providing an impressive range of store units and drawers, masterfully crafted trims and edges with attractive detailing all of which complimented by granite work surfaces, breakfast bar, sills and matching splash backs, Rangemaster oven with five burner gas hob, three ovens and extractor fan over, integrated microwave, space for dishwasher, side and rear UPVC double glazed windows, tiled floor radiator. Open plan access into:

UTILITY ROOM

8'11" x 5'8" (2.72m x 1.73m)

With a further matching range of quality Oak units with matching cupboard and drawer fronts, space for a tall fridge freezer, washing machine and with a fitted Belfast style sink, granite work surfaces, splashback and sills, UPVC double glazed windows, tiled floor, radiator.

LIVING ROOM

31'6" into bay x 9'8" (9.60m into bay x 2.95m)

A magnificent room enjoying a dual aspect with a deep walk-in bay window to the front



elevation and French doors to the rear, both being UPVC double glazed with stained glass detailing, additional side window, ample space for a range of furniture, attractive moulded cornices to the high ceilings, inset spotlights, two central heating radiators and secondary staircase to bedroom two.

FIRST FLOOR

LANDING

Accessed from the principal staircase in the reception hallway with radiator and stairs leading to the landing with access into the main bedroom, shower room, bedroom two and three, front facing UPVC double glazed window and loft access. Built-in cupboard housing has boiler and hot water cylinder.

BEDROOM ONE

18'1" into bay x 10'1" (5.51m into bay x 3.07m)

A very spacious bedroom enjoying a walk-in bay window with UPVC double glazed windows featuring stained glass detailing, ample space for large bedroom furniture, radiator.

BEDROOM TWO

24'7" into bay x 9'7" (7.49m into bay x 2.92m)
Also enjoying 'Jack and Jill' access into the bathroom and providing a plentiful and quality range of fitted wardrobes, chest of drawers and dressing table with wooden flooring throughout, deep walk-in bay window to the front elevation featuring stained glass detailing, additional side window, radiator.

BATHROOM

9'7" x 6'5" (2.92m x 1.96m)

Spaciously appointed with a deep bath and handheld shower attachment, wash basin and low level WC, tiled walls, UPVC double glazed window, towel radiator, extractor fan and access to a second loft.

BEDROOM THREE

12' x 9'5" (3.66m x 2.87m)

Enjoying 'Jack and Jill' style access into the main bathroom, the generous bedroom has a fitted wardrobe, rear facing UPVC double glazed window and radiator.



BEDROOM FOUR

10'7" x 7'9" (3.23m x 2.36m)

A generous fourth bedroom currently being used a dressing room having a UPVC double glazed window to the side elevation, attractive chimney breast alcove, radiator.

SHOWER ROOM

10'5" x 6'9" max (3.18m x 2.06m max)

Positioned directly opposite bedroom one being tastefully appointed with a quadrant shower enclosure, electric shower over and tiled walls, a wash basin is set within a marble topped unit with storage beneath, low level WC, UPVC double glazed window, towel radiator, extractor fan and inset ceiling spotlights.

OUTSIDE

The property provides a large block paved frontage with parking and turning area, set behind mature screening planting, EV charger and gated side access. The paving continues to the centrally positioned front door. To the rear, there is a beautifully planted and arranged garden offering a high degree of privacy, patio, lawn and garden store. Gated access to the side can also be sought to West Avenue North.

SOLAR PANELS

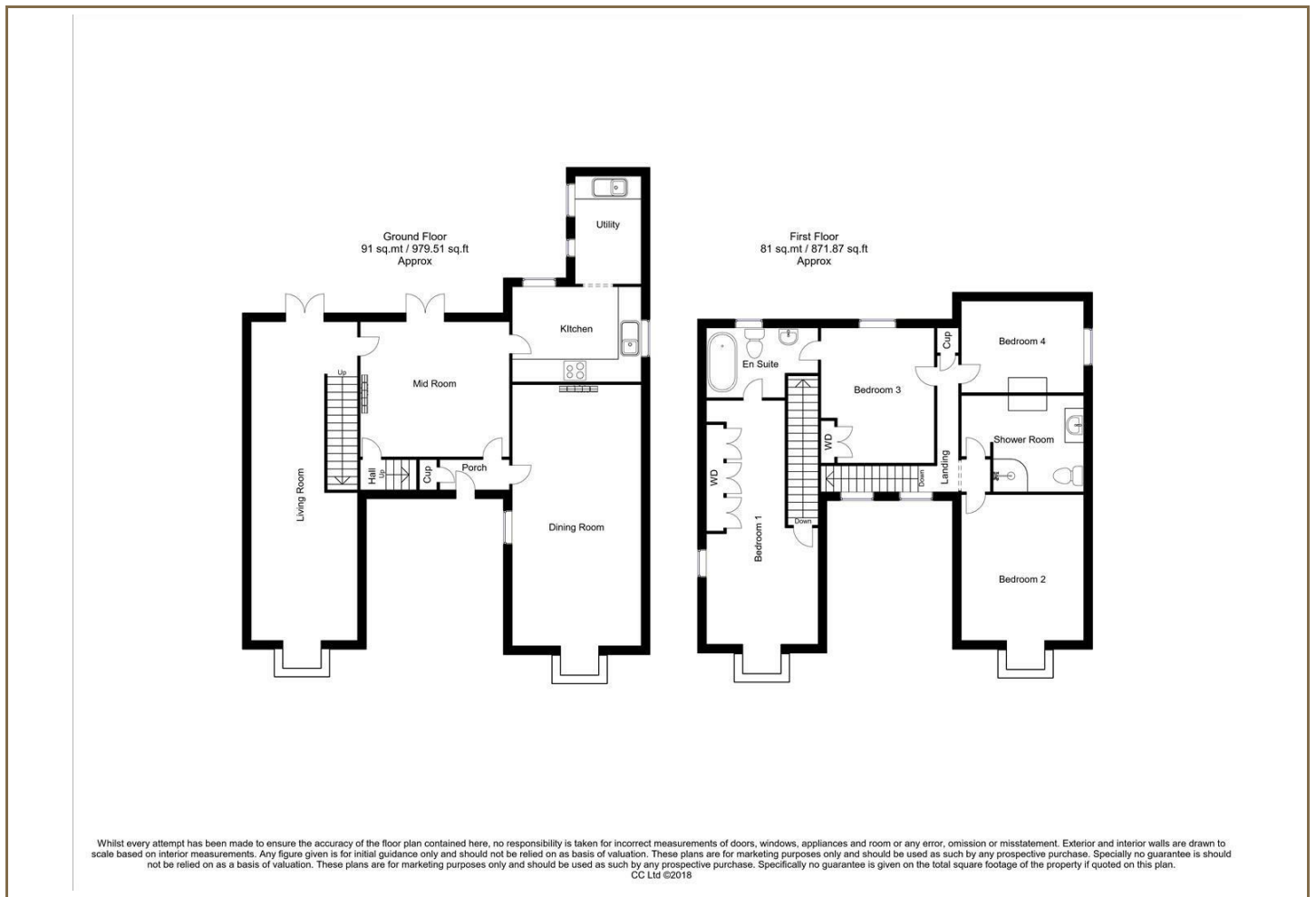
The discreet 5.8kw solar panels that blend into the slate roof are owned and are just 18 months old. There is also a 5kw battery. The electric production reduces running costs and provides an additional income from the grid depending on individual circumstances.



Road Map



Floor Plan

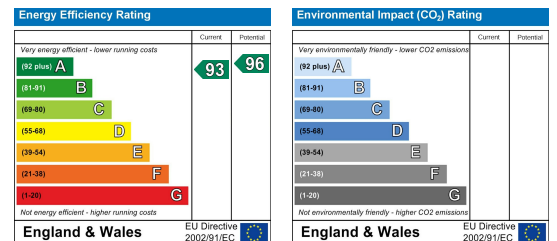


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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