



GADSBY
NICHOLS

188 Chellaston Road, Shelton Lock, Derby, DE24 9EA
Offers Around £450,000

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AN IMPRESSIVE, APPEALING DETACHED residence, enjoying mature gardens of over 3/4-acre, offering an excellent opportunity for residential redevelopment, and/or structural extension, subject to obtaining the necessary consents. Available with IMMEDIATE VACANT POSSESSION, the property has gas central heating and extensive double glazing, and briefly comprises: -

GROUND FLOOR, open Entrance Porch, Reception Hall, Cloaks/WC, large Lounge, separate Dining Room, Conservatory, Breakfast Kitchen, and Rear Porch. FIRST FLOOR, spacious Landing with Study Area, large Main Bedroom, which could be split into two if so required, a further Two Bedrooms, and Shower Room. OUTSIDE, Double Garage, large attached Workshop, and extensive mature gardens. EPC E, Council Tax Band E.

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THE PROPERTY



An appealing pre-war detached residence, requiring a scheme of modernisation and refurbishment, but also offers the possibility of residential redevelopment, and/or structural extension, subject to requirements and obtaining the necessary planning and building regulation approvals. The property is available with immediate vacant possession, and comprises; open entrance porch, reception hall, cloaks/WC, two reception rooms, conservatory, breakfast kitchen, rear porch, landing with study area, main bedroom which could be split into two, again subject to approvals, a further two bedrooms, shower room, detached double garage with attached workshop, and extensive mature gardens.

LOCATION

The property enjoys a popular and well-established residential location, on the main A514 Chellaston Road, but set well back from the road, and within easy access of a range of amenities available within Shelton Lock and Chellaston, to include; day-to-day shopping, supermarkets, doctors and dentist

surgeries, places of worship, hair and beauty salons, public houses, eateries, and schooling, together with regular bus services to Derby city centre. Ease of access is also afforded to the A50 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Osmaston Road and through Allenton, then on entering Shelton Lock, the property can be found on the right-hand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13401.

ACCOMMODATION

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

GROUND FLOOR

OPEN ENTRANCE PORCH

Having UPVC double glazed entrance door and side windows, opening to the: -

RECEPTION HALL

Having stripped-oak flooring, plate rack, central heating radiator, and stairs to the first floor with understairs store.

CLOAKS/WC

Having white sanitary ware comprising; low-level WC, and wash hand basin, together with tiled floor, and UPVC double glazed window to the side.

GENEROUS LOUNGE

5.77m 4.67m plus (18'11" 15'4" plus)



Measurements are 'plus bay window. Having double glazed bay window to the front, raised and recessed log-effect 'living flame' gas fire (NOT TESTED), three central heating radiators, and two glazed doors to the conservatory.



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DINING ROOM

3.94m x 3.68m (12'11" x 12'1")

Having UPVC double glazed window, central heating radiator, and ceiling coving.

CONSERVATORY



Having pine panelled ceiling with two inset rooflights, part-double glazed windows to both sides, wide hardwood aluminium double glazed sliding patio doors to the rear, tiled floor, two glazed doors to the lounge, and further glazed door to the: -

BREAKFAST KITCHEN

5.79m x 2.72m (19'0" x 8'11")



Having modern white fitments comprising; one double corner base unit, two double base units, six single base units, drawers, four double wall units, and one single wall unit, together with kick-space heater, one-and-a-half bowl single-drainer sink unit, integrated electric hob, integrated dishwasher, integrated oven, grill and microwave, ample work surface areas with tiled splashbacks, breakfast bar, tiled floor, central heating radiator, ten ceiling downlights, door to the conservatory, and door to the: -

ENCLOSED REAR PORCH

Having double glazed window to the rear, double glazed doors to both sides, and tiled floor.

FIRST FLOOR

SPACIOUS LANDING

Providing access to all rooms, and having central heating radiator, double glazed window to the front, and access to the loft space by way of an aluminium ladder, the loft being part-boarded.

STUDY AREA

Being part of the spacious landing area.

MAIN BEDROOM

5.82m x 4.67m (19'1" x 15'4")



This room could easily be split to provide two bedrooms, if so required and subject to obtaining the necessary consents.

Having fitments comprising a large range of wardrobes, large double glazed window to the front, inset wash hand basin in vanity unit with cupboards under, and central heating radiator.

BEDROOM TWO

3.91m x 3.71m (12'10" x 12'2")



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

BEDROOM THREE

3.73m x 2.72m max (12'3" x 8'11" max)

Having fitments comprising a range of wardrobes, double glazed window, and central heating radiator.

SHOWER ROOM



Having white suite comprising low-level WC, pedestal wash hand basin, and walk-in shower enclosure with shower unit, together with central heating radiator, double glazed window, and built-in airing/boiler cupboard housing a Viessmann gas-fired combination boiler providing domestic hot water and central heating.

OUTSIDE

GARDENS



The property enjoys delightful and extensive mature gardens extending to over three-quarters of an acre, and comprising: -

FRONT GARDEN



The property is set well back from the road behind a deep, lawned front garden, with shrub borders, and long driveway affording ample car standing spaces, leading to the: -

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DETACHED DOUBLE GARAGE

5.61m x 5.05m (18'5" x 16'7")

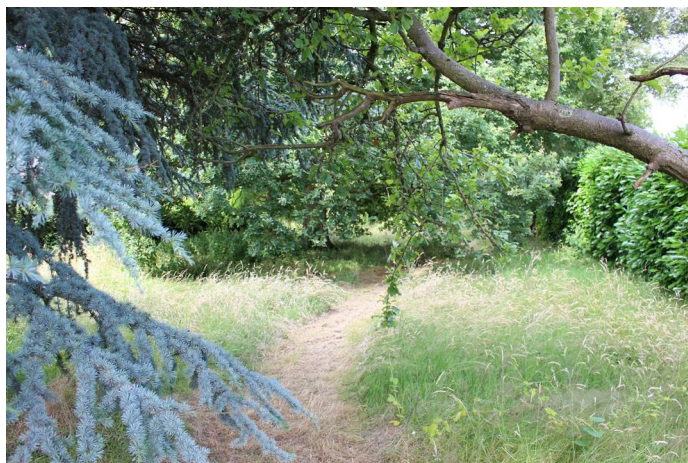
Having twin up-and-over doors to the front, electric power and light, and access door to the rear.

LARGE ATTACHED WORKSHOP

6.02m x 2.57m (19'9" x 8'5")

To the rear of the garage, and having electric power and light.

EXTENSIVE REAR GARDEN



Having paved patio, large lawns, flower and shrub borders, mature trees, fruit trees, and incorporating an aluminium glazed greenhouse.

ADDITIONAL INFORMATION

TENURE

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

DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a

range of surveys and valuations to cover all house types.

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: R13401

▼ Ground Floor

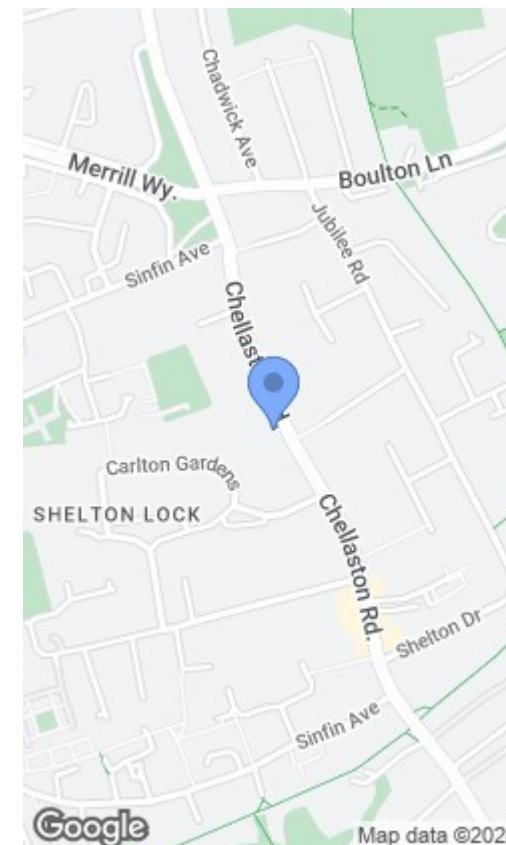


▼ 1st Floor



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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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
89-91 B		89-91 B	
85-88 C		85-88 C	
81-84 D		81-84 D	
77-80 E		77-80 E	
73-76 F		73-76 F	
69-72 G		69-72 G	
Not energy efficient - higher running costs 1-68		Not environmentally friendly - higher CO ₂ emissions 1-68	

England & Wales EU Directive 2002/91/EC

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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