



**GADSBY**  
**NICHOLS**

4 Chandres Court, Allestree, Derby, DE22 2FA

£695,000

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A STUNNING, FIVE-BEDROOMED DETACHED FAMILY HOME, enjoying a favourable cul-de-sac setting in the desirable suburb of Allestree, well served by a range of local amenities. Requiring internal inspection to be fully appreciated, the property has seen extensive high specification refurbishment over recent years, designed for modern contemporary living. Having the benefit of gas central heating, UPVC double glazing, and security alarm, the accommodation briefly comprises: -

GROUND FLOOR, L-shaped Entrance Porch, Reception Hall, Cloaks/WC, generous Lounge, Sitting Room, Dining Room, Garden Room, luxury Breakfast Kitchen with integrated appliances, and Utility Room. FIRST FLOOR, large landing, large Master Double Bedroom with Twin Ensuite Shower Rooms, Guest Double Bedroom Two with Ensuite Dressing Room and Ensuite Shower Room, a further Three Bedrooms, and luxury Family Bathroom. OUTSIDE, Integral Double Garage with block-paved parking to the front, and delightful landscaped gardens. EPC D, Council Tax Band F.

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### THE PROPERTY



A stunning, stylish, and extremely spacious, detached executive Family residence, which in recent years has been the subject of considerable expenditure by way of a scheme of refurbishment to include; replacement sanitary ware throughout, refitting the kitchen to a high specification, garden room extension, lighting, and floor coverings to name but a few, and as a result, early internal inspection is highly recommended, rather than a causal kerbside glance. The accommodation comprises; entrance porch, reception hall, cloaks/WC, four reception rooms, breakfast kitchen, utility room, main bedroom with two separate ensuite shower rooms, guest bedroom two with ensuite dressing room and ensuite shower room, a further three bedrooms, family bathroom, integral double garage with parking to the front, and landscaped gardens.

### LOCATION

The property enjoys a secluded cul-de-sac setting, yet is within minutes walking distance of highly-regarded local Primary and Secondary schools,

together with the additional advantage of Park Farm shopping centre for day-to-day shopping, hair and beauty salons, eateries, and public house. The property is situated close to the Old Allestree village conservation area, and is within easy access of Markeaton Park, Allestree Park, and Darley Abbey, together with Derby University. The A38 and A52 are within minutes driving distance, for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed north on the A6 Duffield Road, and on reaching Allestree at the Palm Court traffic island, turn left into Kings Croft following the road into Robincroft through Allestree Old Village centre, before turning right into Charterstone Lane, and left into the cul-de-sac of Chandres Court.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13410.

### ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises; -

### GROUND FLOOR

#### WIDE L-SHAPED OPEN ENTRANCE PORCH

Having external lighting, and double glazed entrance door with side panels, opening to the: -

### IMPRESSIVE RECEPTION HALL



Having polished Italian porcelain tiled floor, four ceiling downlighters, feature glass and brushed-chrome staircase to the first floor with understairs store, and double doors opening to the lounge, ideal for entertaining purposes.



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### CLOAKS/WC



Having modern white sanitary ware comprising; low-level WC with concealed cistern, and wash hand basin in vanity unit with cupboards under, together with feature Karndean pebble-effect tiled flooring, UPVC double glazed window, and heated chrome towel rail.

### GENEROUS LOUNGE

5.87m x 3.78m (19'3" x 12'5")

Having feature raised and recessed 'living flame pebble-effect gas fire (NOT TESTED), UPVC double glazed window to the front, UPVC double glazed double Bifold doors opening to the rear garden, Karndean flooring, two central heating radiators, and eighteen ceiling downlighters with dimmer and zone control.

### SITTING ROOM

3.10m x 2.36m (10'2" x 7'9")

Having oak-style flooring, central heating radiator, and UPVC double glazed window.

### DINING ROOM

3.81m x 2.87m (12'6" x 9'5")



Having polished Italian porcelain tiled floor, ten ceiling downlighters, central light fitting with dimmer and zone control, central heating radiator, opening to the kitchen for modern contemporary living, and UPVC double glazed bifold doors opening to the: -

### GARDEN ROOM

4.50m x 2.82m max (14'9" x 9'3" max)



Having solid roof incorporating four ceiling downlighters with dimmer control and two inset double glazed rooflights, polished Italian porcelain tiled floor, UPVC double glazed windows, two wall-mounted electric panel heaters, TV point, and UPVC double glazed double French doors opening to the rear patio.

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### LUXURY BREAKFAST KITCHEN

4.65m x 2.87m (15'3" x 9'5")



Having a range of stylish fitments comprising; one double base unit, one curved single base unit, four single base units, drawers, and an extensive range of wall units, together with integrated Neff induction electric hob with Elica extractor hood and light over, integrated Neff electric double oven, Neff induction hob with magnetic mouse control, integrated fridge, integrated freezer, ample granite work surface areas with matching splashbacks and inset one-and-a-half bowl single drainer Franke sink unit with Franke waste disposal, 4Franke 4 way tap including filtered drinking water and Boiling water, matching breakfast bar peninsula, plumbing for dishwasher, polished Italian porcelain tiled floor, central heating radiator, UPVC double glazed windows to the rear, thirteen ceiling downlighters, and double French doors to the rear garden.



### UTILITY ROOM

2.51m x 1.60m (8'3" x 5'3")

Having modern white fitments comprising; one double base unit, one single base unit, two double wall units, and one single wall unit housing a Worcester gas-fired central heating boiler providing domestic hot water and central heating, together with stainless steel sink unit, work surface area with appliance space under, polished Italian porcelain tiled floor, plumbing for automatic washing machine, central heating radiator, and UPVC double glazed door to outside.

### FIRST FLOOR

#### LANDING

Having feature brushed-chrome and glass banister, large built-in airing cupboard housing the hot water cylinder, pressurised hot water system, six ceiling downlighters, central heating radiator, and access to the part-boarded loft space by way of an aluminium loft ladder.

### MASTER BEDROOM ONE

4.98m x 4.29m (16'4" x 14'1")



A bedroom of generous proportions, having UPVC double glazed dormer window to the front, secondary loft access, double glazed rooflight to the rear, air-conditioning unit, central heating radiator, and nine ceiling downlighters with dimmer control. LEADING TO TWIN ENSUITES

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### LUXURY ENSUITE SHOWER ROOM ONE



Having white sanitary ware comprising; walk-in shower enclosure with both rain and handheld shower fittings, and glazed shower screen, low-level WC, and wash hand basin in vanity unit with cupboards under and to the side, together with UPVC double glazed window, four ceiling downlighters, ceiling extractor fan, includes heated demisting mirror, cosmetics recess, karndean pebble-effect tiled flooring, heated chrome towel rail, and tiled walls.

### LUXURY ENSUITE SHOWER ROOM TWO



Having modern white sanitary ware comprising; walk-in shower enclosure with both rain and handheld shower fittings and glazed shower screen, low-level WC, and wash hand basin in vanity unit with cupboards under and to the side, includes heated demisting mirror, with cosmetics recess, together with tiled walls, karndean pebble-effect tiled flooring, four ceiling downlighters, ceiling extractor fan, Velux double glazed rooflight, and heated chrome towel rail.

### GUEST BEDROOM TWO

3.86m x 2.79m (12'8" x 9'2")



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

### ENSUITE DRESSING ROOM

1.96m x 1.37m (6'5" x 4'6")

Having fitted hanging and shelving, UPVC double glazed window, central heating radiator, and two ceiling downlighters.

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### ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising; low-level WC with concealed cistern, wash hand basin in vanity unit with cupboards under and to the side, and walk-in shower enclosure with rain and handheld shower fittings, shower screen, includes heated demisting mirror and cosmetics recess, together with built-in cupboards, karndean pebble-effect tiled flooring, tiled walls, UPVC double glazed window, five ceiling downlighters, ceiling extractor fan, and heated chrome towel rail.

### REAR BEDROOM THREE

4.65m x 2.44m (15'3" x 8'0")



Having fitments comprising; two wardrobes with central dressing table and drawers, and top cupboards, together with UPVC double glazed window, central heating radiator, and eight ceiling downlighters.



### REAR BEDROOM FOUR

2.90m x 2.64m (9'6" x 8'8")



Having fitments comprising wardrobe and drawers, together with UPVC double glazed window, central heating radiator, and six ceiling downlighters.

### BEDROOM FIVE/STUDY

2.49m x 2.41m (8'2" x 7'11")

Having UPVC double glazed window, and central heating radiator.

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### LUXURY FAMILY BATHROOM



Having modern white sanitary ware comprising; P-shaped bath with shower over, curved shower screen, and cosmetics recess, low-level WC with concealed cistern, and wash hand basin in vanity unit with cupboards under and to the side, and heated demisting mirror, together with UPVC double glazed window, karndean pebble-effect tiled floor, six ceiling downlighters, ceiling extractor fan, and heated chrome towel rail.

### OUTSIDE

#### FRONT GARDEN

Having block-paved driveway affording ample car standing spaces, external lighting, small shrubs, small lawn area, and further gravel car standing space.

#### INTEGRAL DOUBLE GARAGE

5.11m x 5.03m (16'9" x 16'6")

Having electric roller door to the front, access door to the rear, and electric power and light.

### FEATURE LANDSCAPED REAR GARDEN



Having paved patio areas surrounding the garden room, lawn, raised flower and shrub borders with sleepers and inset lighting, further two-tiered patio areas, one with brushed-chrome and glass balustrade, and external lighting, further raised patio seating area, shrub borders, outside power point, electric lighting, and water taps, together with wide, side paved pathway with coal frame. Small lean to 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: -

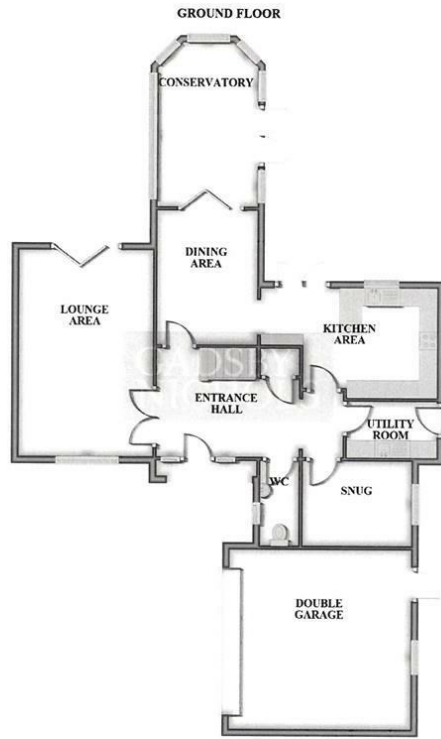
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13410**



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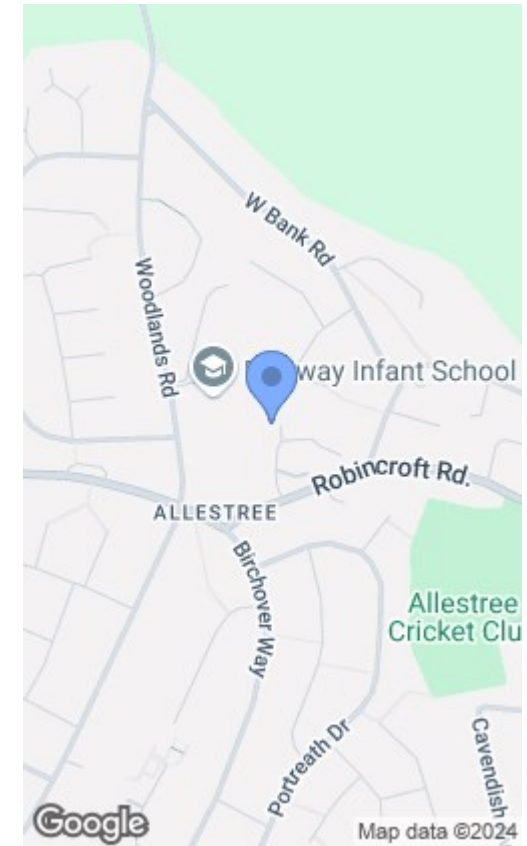
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Floorplan is an illustration only and cannot be used for any construction purposes.  
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email - [amberenergysurveys@outlook.com](mailto:amberenergysurveys@outlook.com) / mobile - 0774 896 8963



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	77		

Energy Efficiency Rating: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).

## 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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