



GADSBY  
NICHOLS

133 High Street, Chellaston, Derby, DE73 6TG  
£650,000



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A STUNNING, SIX-DOUBLE-BEDROOMED, EXECUTIVE, DETACHED residence, enjoying a mature, premier residential location, boasting a delightfully appointed interior, which can only be appreciated by early internal inspection. The high specification family interior has the benefit of gas central heating, UPVC double glazing, security alarm, security CCTV, and solar panels, and briefly comprises: -

GROUND FLOOR, impressive entrance hall, cloaks/WC, walk-in cloaks room, reception room, lounge, delightful garden room, large stunning living dining kitchen, and two utility rooms. FIRST FLOOR, spacious landing, main double bedroom with ensuite shower room, guest bedroom two with ensuite shower room, a further four double bedrooms, and luxury family bathroom. OUTSIDE, integral double garage, ample parking, and landscaped gardens incorporating bar area to the rear. EPC B, Council Tax Band F.

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## THE PROPERTY



We understand the property was constructed in 1995, and in more recent years has been the subject of structural extension, together with an extensive refurbishment scheme to an extremely high specification, and is considered to be one of the most pleasing examples of its type in the area. Internal inspection is essential to appreciate the size and well-appointed interior, comprising; reception hall, cloaks/WC, cloaks room, three reception rooms, large open-plan luxury dining kitchen, two utility rooms, six bedrooms, two ensuites, family bathroom, integral double garage, ample parking, and landscaped gardens incorporating bar area.

## LOCATION

The property enjoys a mature and premier residential location, close to the old village centre of Chellaston, within the catchment area of the highly regarded Chellaston secondary school, and walking distance of the primary school, together with a range of local amenities to include; day-to-day shopping,

places of worship, eateries, hair and beauty salons, public houses, and recreational facilities. Ease of access is afforded to the A50, which in turn provides access to the A38, M1 motorway and East Midlands International Airport.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Osmaston Road continuing through Allenton, and Shelton Lock, then on entering the centre of Chellaston, turn left at the traffic lights into High Street, following the road for approximately 0.5-miles before finding the property on the lefthand side.

What 3 Words /// [official.alpha.grief](http://official.alpha.grief)

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13451.

## ACCOMMODATION

Having the benefit of gas central heating, UPVC double glazing, security alarm, security CCTV, and solar panels, which provide electricity to the property, and an additional income from feeding-in to the National Grid. The detailed accommodation comprises: -

## GROUND FLOOR

### IMPRESSIVE RECEPTION HALL

Having UPVC leaded-light double glazed entrance door and side panels, central heating radiator, UPVC double glazed window, stairs to the first floor with understairs store, and double doors opening to the kitchen, ideal for entertaining purposes.

### CLOAKS/WC

Having modern white sanitary ware comprising; low-level WC, and wash hand basin in vanity unit,

together with central heating radiator, and ceiling extractor fan.

### WALK-IN CLOAKS ROOM

Having fitted shelving and hanging, and central heating radiator.

### FRONT RECEPTION ROOM

4.93m x 4.55m max (16'2" x 14'11" max)



Measurements are 'maximum into bay'.

Having wide feature UPVC double glazed bay window to the front, UPVC double glazed window to the side, central heating radiator, and fitted double unit with sliding mirrored doors and fitted shelving.



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## LOUNGE

4.55m x 4.24m (14'11" x 13'11")



Having pelmet mood lighting, oak-effect flooring, modern vertical central heating radiator, and UPVC double glazed bifold doors opening to the rear to the:

## DELIGHTFUL GARDEN ROOM

4.93m x 2.90m max (16'2" x 9'6" max)



Having oak-effect flooring, six ceiling downlighters, pelmet mood lighting, UPVC double glazed bifold doors opening to the garden, and large UPVC double glazed ceiling lantern, together with extensive UPVC double glazing, making this a most pleasant, light-and-airy room.

## STUNNING LIVING DINING KITCHEN

7.62m x 4.32m (25'0" x 14'2")



Comprising: -

## LIVING DINING AREA



Having tiled floor, UPVC double glazed bifold doors



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opening to the rear garden, two modern vertical, contemporary central heating radiators, eight ceiling downlighters, and double doors opening to the hall and lounge, together with an opening to the -



## **BREAKFAST KITCHEN**



Having modern, stylish grey fitments comprising; one double base unit, two single base units, one double wall unit, and two single wall units, together with two integrated ovens, integrated dishwasher, integrated larger fridge, integrated larger freezer, granite work surface area with inset 1.5-bowl sink unit with ceiling downlighters, and mood lighting over, breakfast bar island with granite work surface and Neff electric induction hob, and stainless steel extractor hood and light over, further base units and breakfast bar area, tiled floor, UPVC double glazed window to the rear, six ceiling downlighters, and door to: -

## **UTILITY ROOM ONE**

2.54m x 2.13m (8'4" x 7'0")

This room could easily be utilised as a second kitchen, having modern fitments matching the main kitchen, comprising; two double base units, and three double wall units, together with ample work surface area with appliance space under, UPVC double glazed window, and door to: -

## **UTILITY ROOM TWO**

2.26m x 1.83m (7'5" x 6'0")

Having fitments comprising; one double wall unit, and one single wall unit, together with work surface area with appliance space under, UPVC double glazed side door to outside, built-in cupboard, and useful internal access door to the garage.

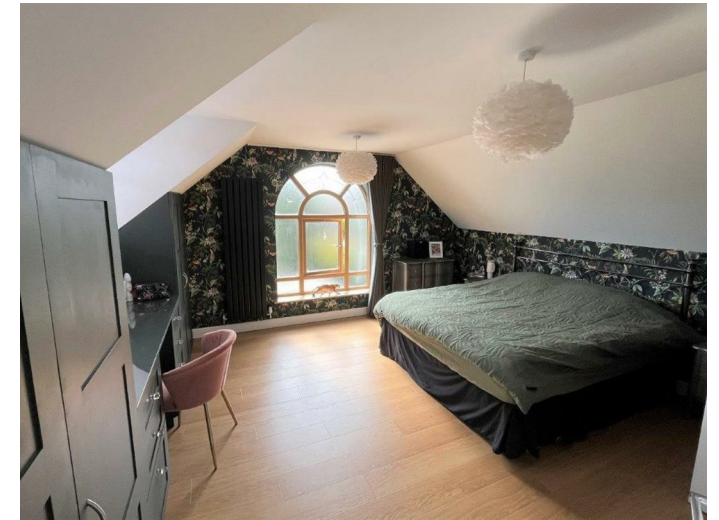
## **FIRST FLOOR**

### **IMPRESSIVE, SPACIOUS LANDING**

Having deep, feature arched UPVC double glazed window to the front, central heating radiator, six ceiling downlighters, built-in wardrobe, and UPVC double glazed dormer.

## **MAIN BEDROOM ONE**

4.62m x 4.42m (15'2" x 14'6")



Having fitments comprising; two double wardrobes, dressing table, and drawers, together with feature arched UPVC double glazed window to the front, UPVC double glazed dormer to the side, oak-effect flooring, and modern contemporary vertical central heating radiator.

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with heated chrome towel rail, tiled floor, tiled walls, Velux double glazed rooflight, two ceiling downlighters, ceiling extractor fan, and electric shaver point.

### GUEST BEDROOM TWO

4.39m x 4.52m max 3.12m min (14'4" x 14'9" max 10'2" min)



Measurement are '14'5" x 14'10" maximum, 10'3" minimum/4.39m x 4.52m maximum, 3.12m minimum'.

Having oak-effect flooring, UPVC double glazed window to the rear, and central heating radiator.

### ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising; walk-in shower enclosure with ran and handheld shower fittings, low-level WC, and wash hand basin in vanity unit with drawers under, together with wet boarding to the walls, heated chrome towel rail, UPVC double glazed window, two ceiling downlighters, and ceiling extractor fan.

### ENSUITE SHOWER ROOM



Having modern white sanitary ware comprising; walk-in shower enclosure with ran and handheld shower fitments, low-level WC, and oval wash hand basin in vanity unit with cupboards under, together

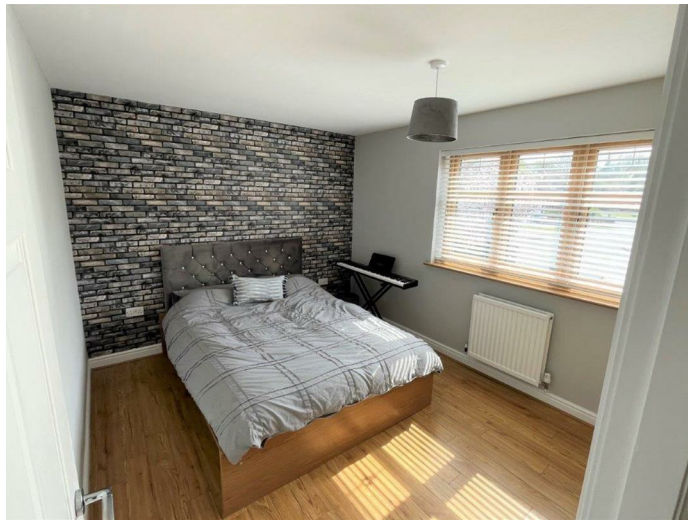


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### FRONT BEDROOM THREE

3.45m x 2.97m (11'4" x 9'9")



Having fitments comprising; double wardrobe, together with oak-effect flooring, UPVC double glazed window to the front, and central heating radiator.

### REAR BEDROOM FOUR

4.11m x 3.48m (13'6" x 11'5")



Having fitments comprising; one double and two single wardrobes with central drawers, together with oak-effect flooring, UPVC double glazed window, central heating radiator, and access to the loft space via a loft ladder, with the loft space being boarded.

### REAR BEDROOM FIVE

4.17m x 3.33m plus (13'8" x 10'11" plus)



Measurements are 'plus door recess'. Having fitments comprising; three double wardrobes, together with oak-effect flooring, UPVC double glazed window, and central heating radiator.

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## BEDROOM SIX

3.07m x 2.62m plus (10'1" x 8'7" plus)



Measurements are 'plus recess'.  
Having UPVC double glazed window, light tunnel, five ceiling downlighters, and central heating radiator.

## LUXURY FAMILY BATHROOM



Having modern white sanitary ware comprising; low-level WC, panelled bath, wash hand basin in vanity unit with cupboards under, and walk-in wet shower area with rain and handheld shower fittings, floor drain, and cosmetic recess, together with heated chrome towel rail, Velux double glazed rooflight, tiled floor, tiled walls, and four ceiling downlighters.



## OUTSIDE

### FRONT GARDEN

Set behind low brick walling with raised flower border, and driveway affording up to five car standing spaces, to include potential caravan/motorhome standing to the side.

### INTEGRAL DOUBLE GARAGE

6.05m x 4.83m (19'10" x 15'10")

Having electric up-and-over door, electric power and light, internal door to the main house, and housing the Ideal wall-mounted gas-fired central heating boiler providing domestic hot water and central heating.



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## REAR GARDEN



Delightful, landscaped rear garden, enclosed by fencing for privacy, and having timber decking patio, pergola, lawn, flower borders, timber decking sitting area, ornamental fish pond, garden shed, and also incorporating; -



## OUTSIDE BAR



Having awning, and electric power and light.

## ADDITIONAL INFORMATION

## TENURE

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

## 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.

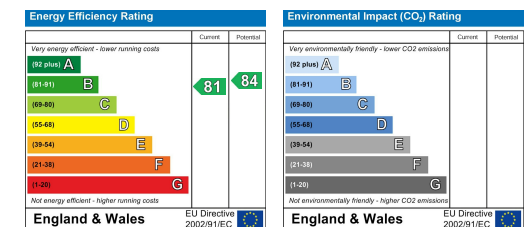
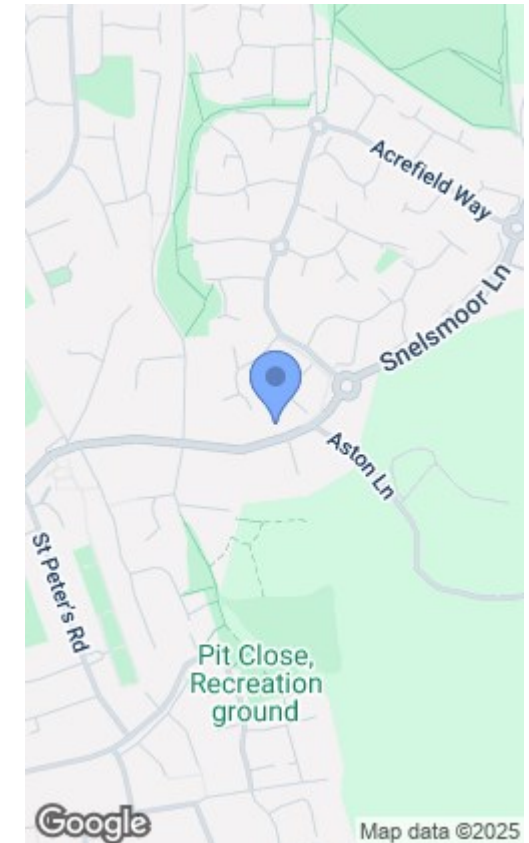
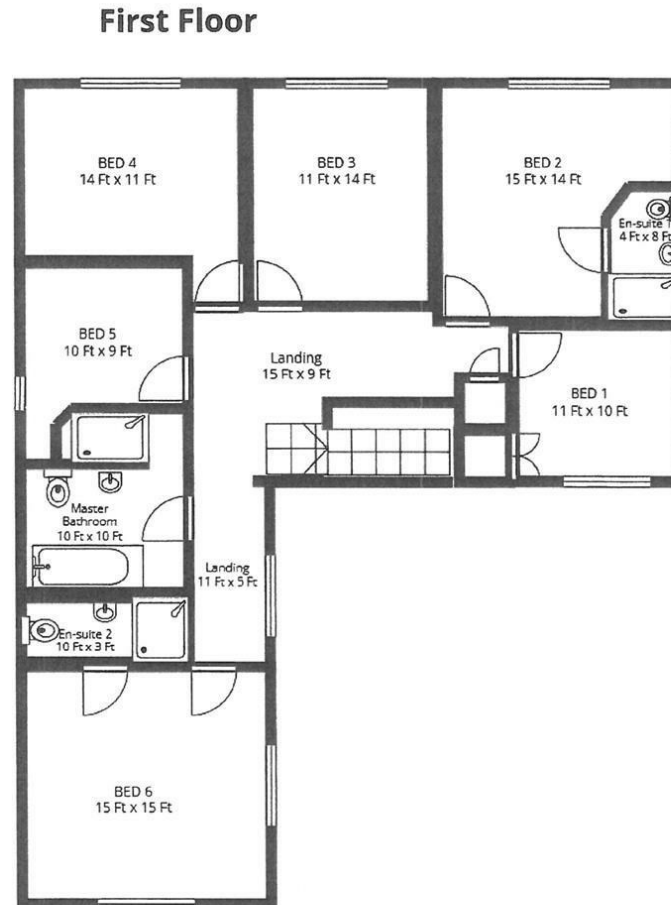
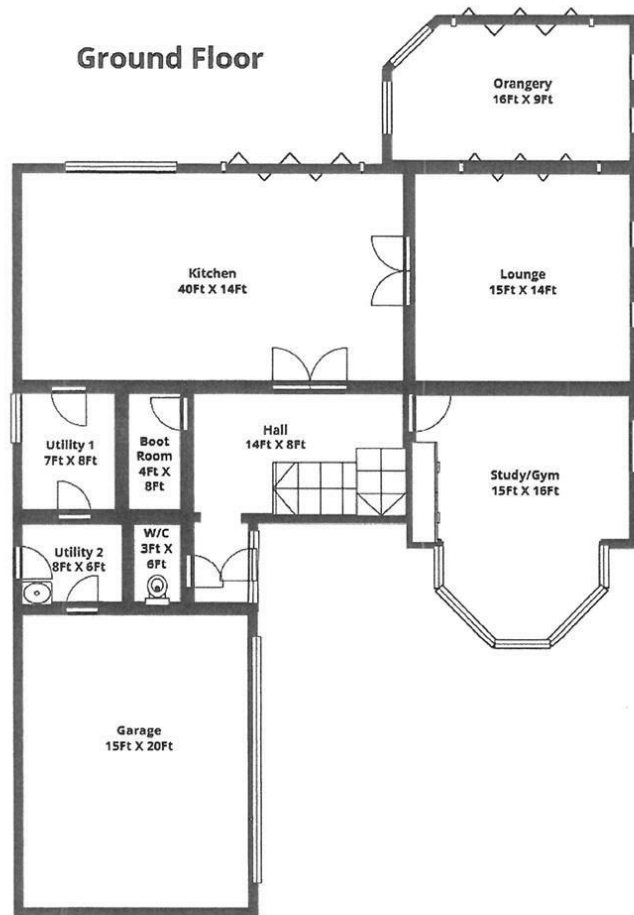
In order to carry out the identity checks, we will need to request the following: -

- 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: R13451**





#### 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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