



GADSBY
NICHOLS

12 Blakebrook Drive, Chellaston, Derby, DE73 6PA
£369,000

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A STUNNING, EXTENDED, FOUR-BEDROOMED DETACHED FAMILY HOME, enjoying a CORNER PLOT, in the sought-after suburb of Chellaston, within the catchment area of the highly regarded Chellaston School. The property has been the subject of a recent extensive refurbishment scheme, and as a result is considered to be one of the finest examples of its type in the area, with early internal inspection highly recommended. Having the benefit of gas central heating, UPVC double glazing, and security alarm, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, front lounge, dining room, garden room/conservatory, luxury breakfast kitchen with modern fittings and integrated appliances, rear lobby, and modern cloaks/WC. FIRST FLOOR, landing, main double bedroom with quality fittings and luxury ensuite bathroom, a further three bedrooms, and modern shower room. OUTSIDE, integral single garage, triple car standing spaces to the front driveway, side garden, and enclosed rear garden. EPC D, Council Tax Band C.

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THE PROPERTY



A structurally extended detached family home, which is considered to be one of the most pleasing examples of its type in the area, having been the subject of an extensive scheme of refurbishment in recent years to briefly include; replacement of the majority of double glazed windows, all new external doors, a number of new contemporary-style radiators, refitting of the kitchen to include integrated appliances, replacement sanitary ware to the cloaks/WC, ensuite and main shower room, and replacement roof cladding to the garden room/conservatory, together with new floor coverings, and décor throughout. Early internal inspection is highly recommended to be fully appreciated. Comprising; entrance hall, three reception rooms, garden room/conservatory, breakfast kitchen, lobby, cloaks/WC, main bedroom with ensuite bathroom, three further bedrooms, shower room, integral single garage, driveway parking, side garden, and rear garden.

LOCATION

The property enjoys a well-established and

sought-after residential location, in the popular suburb of Chellaston, within the catchment area of the highly regarded Chellaston secondary school, and walking distance of the local primary school. Chellaston is ideally located for easy access to Derby city centre, rolls Royce, and the A50, which in turn affords links to the A38 and M1 motorway, for commuting further field. Chellaston also affords a good range of local amenities to include; day-to-day shopping, hair and beauty salons, places of worship, doctors and dental surgeries, eateries, public houses, and leisure facilities.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed southeast along Osmaston Road continuing through Allenton and Shelton Lock, then on entering Chellaston turn left into Sutton Avenue, following the road round to the right before turning left into Blakebrook Drive.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13454.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

Having double glazed entrance door, UPVC wood-effect double glazed side panel, central heating radiator, and stairs to the first floor.

FRONT LOUNGE

4.01m x 3.89m plus (13'2" x 12'9" plus)



Measurements are 'plus bay window'. Having wide square UPVC leaded-light double glazed bay window to the front, two modern vertical contemporary central heating radiators, nine ceiling downlighters, and square archway providing access to the: -



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DINING ROOM

3.40m x 2.44m (11'2" x 8'0")



Having laminate flooring, modern contemporary central heating radiator, four ceiling downlighters, and UPVC double glazed double French doors and side windows to the: -



GARDEN ROOM/CONSERVATORY

5.18m x 2.51m (17'0" x 8'3")



An extension room affording a variety of uses to include; garden room, conservatory, office, and playroom, having brick base with UPVC double glazed windows over, solid roof, UPVC double glazed double French doors to outside, and underfloor heating.



BREAKFAST KITCHEN

4.98m x 3.40m max (16'4" x 11'2" max)



Having been refitted with stylish cream fitments comprising; one double corner base unit, one double base unit, five single base units, tall larder unit, three double wall units, and two single wall units, together with integrated electric induction hob with Samsung extractor hood and light over, integrated dishwasher, integrated Smeg stainless steel oven, integrate Smeg microwave oven, integrated fridge, integrated freezer, ample work surface areas with tiled splashbacks, tiled floor with underfloor heating, central heating radiator, UPVC double glazed window, understairs store, and UPVC double glazed double French doors opening to the rear garden.

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CLOAKS/WC



Having modern white suite comprising; low-level WC, and wash hand basin in vanity unit with cupboard under, together with tiled floor, UPVC double glazed window, and heated towel rail.

FIRST FLOOR

LANDING

Having boiler/airing cupboard housing a Viessmann gas-fired combination boiler providing domestic hot water and central heating, together with access to the insulated and fully boarded loft space by way of an aluminium ladder, with the benefit of electric light.

FRONT BEDROOM ONE

4.88m max x 3.23m into (16'0" max x 10'7" into)



Measurements are '16'0" maximum x 10'7" into wardrobe recess, and plus door recess/4.88m maximum x 3.23m into wardrobe recess, and plus door recess'.

Having range of quality fitments incorporating; three double wardrobes with drawers under, and further shelved double cupboard unit, together with two UPVC leaded-light double glazed windows to the front, and central heating radiator.

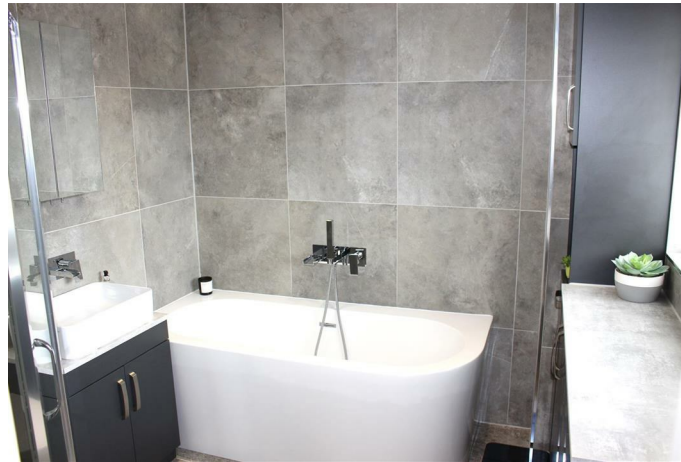


LOBBY

Having tiled floor, feature glass-block walling to the kitchen, and useful internal access door to the garage.

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LUXURY ENSUITE BATHROOM



Having modern white sanitary ware comprising; bath with shower mixer taps, wash hand basin in vanity unit with double cupboards under, and corner shower cubicle with both rain and handheld electric shower fittings, together with four ceiling downlighters, ceiling extractor fan, underfloor heating, deep dual-fuel heated towel rail, and UPVC leaded-light double glazed window to the front.



BEDROOM TWO

3.99m x 2.26m plus (13'1" x 7'5" plus)



Measurements are 'plus wardrobe recess'. Having built-in triple wardrobes with sliding doors, UPVC double glazed window, and central heating radiator.



BEDROOM THREE

2.82m x 2.41m (9'3" x 7'11")



Having UPVC double glazed window, and central heating radiator.

REAR BEDROOM FOUR

2.41m x 2.06m (7'11" x 6'9")



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

FAMILY SHOWER ROOM

Having modern white sanitary ware comprising; wide corner quadrant shower cubicle with rain and handheld thermostatic shower fittings, wash had basin in vanity unit with draws under, and low-level WC, together with fully tiled walls, deep dual-fuel heated towel rail, UPVC leaded-light double glazed window, four ceiling downlighters, and ceiling extractor fan.

OUTSIDE

PARKING

The property enjoys a corner plot, having slate shrub borders, and concrete-imprint driveway to the front providing up to three car standing spaces, leading to the: -

INTEGRAL SINGLE GARAGE

4.80m x 2.36m (15'9" x 7'9")

Having electric roller door to the front, electric power and light, and useful internal access door to the lobby.

SIDE GARDEN

Having borders, and specimen ornamental trees, together with attached garden shed to the house. To the other side of the property is a further gate and path.

REAR GARDEN



Enclosed by fencing for privacy, having patio area, lawn, and flower and shrub borders.

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

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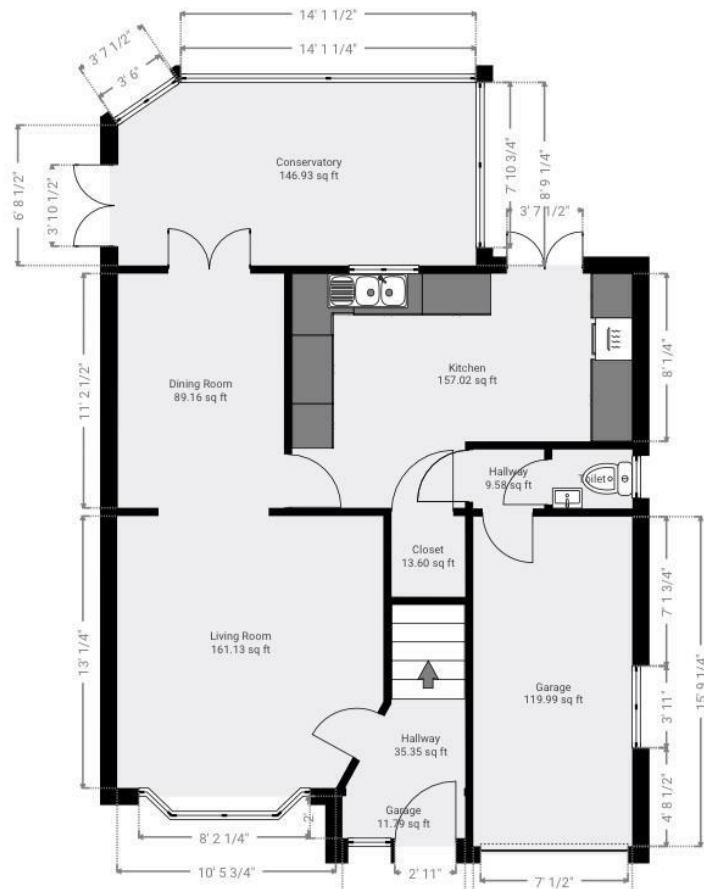
information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

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: R13454

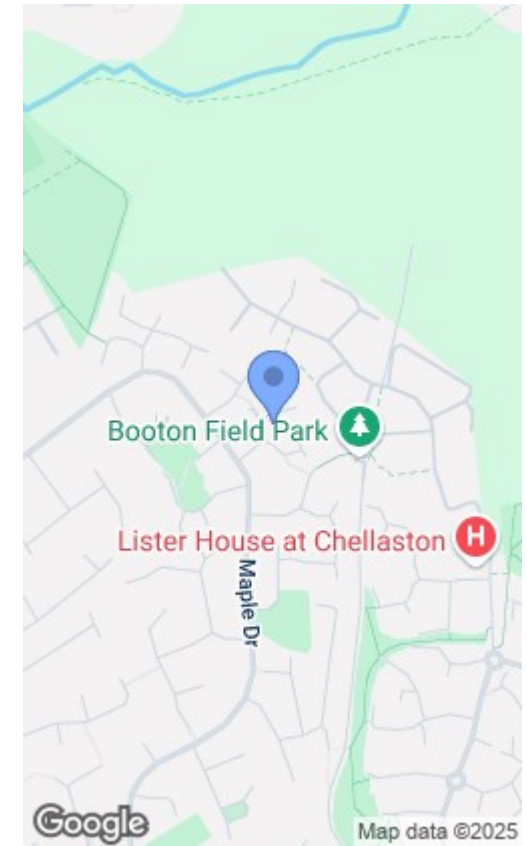
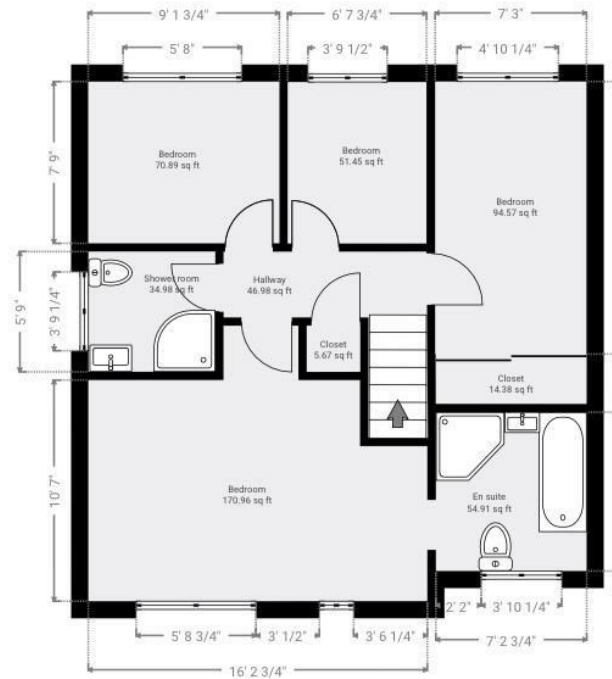
▼ Ground Floor



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.

▼ 1st Floor

GADSBY NICHOLS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(81-91) A	
(89-91) B		(69-80) B	
(85-88) C		(55-68) C	
(82-84) D		(49-54) D	
(79-81) E		(45-48) E	
(76-78) F		(41-44) F	
(73-75) G		(37-40) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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, 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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