

Woodminton Drive

Chellaston, Derby, DE73 6RZ

John German



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£300,000

Great position in this lovely quiet cul-de-sac, this immaculate bungalow has been fully refurbished with no expense spared. Now featuring modern fittings and finishes throughout with a stylish contemporary layout and great privacy. Extensive parking and garage.



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Having undergone an extensive programme of modernisation, this exceptional bungalow has been transformed to an exacting standard, combining contemporary style with effortless practicality. Offering beautifully appointed single-storey accommodation, the property is ideally suited to a broad range of purchasers, from downsizers and professionals to those seeking a luxurious home without compromise.

The welcoming entrance hallway sets the tone for the quality and attention to detail found throughout, with contemporary styled panel doors providing access to the bathroom and principal accommodation. Positioned to the front are two well-proportioned bedrooms, comprising a generous principal double bedroom and a spacious second bedroom, which benefits from fitted wardrobes. The beautifully appointed contemporary bathroom is fitted with a "P" shaped panelled bath with shower over, concealed flush WC and a vanity wash basin with storage beneath. There is attractive marble effect panelling, a chrome heated towel radiator and a window to the side.

At the heart of the home is the impressive open-plan lounge and dining area, a superbly light and sociable space enhanced by patio doors opening directly onto the rear garden. The adjoining contemporary kitchen has been designed with both style and functionality in mind, featuring an extensive range of premium units with quartz worksurfaces, integrated appliances, including a fridge/freezer, Bosch oven, Bosch microwave, Bosch induction hob and modern extractor hood. A stylish breakfast bar provides an attractive focal point with space beneath for a washing machine and dishwasher adding further practicality. The quality of the specification is immediately apparent, with no expense spared in creating this impressive culinary space.

Outside, the private rear garden has been thoughtfully landscaped, creating an attractive and secluded environment ideal for relaxing or entertaining. The garden enjoys the considerable advantage of uninterrupted countryside views, providing a picturesque backdrop and enhancing the sense of tranquillity. Comprising lawn and generous paved patio area with gated access onto the driveway. The detached garage offers excellent versatility and potential for conversion into a home office, gym, games room or hobby space, subject to any necessary consents. A generous driveway provides off-road parking for at least four vehicles.

Combining a superb standard of contemporary accommodation with a peaceful setting and far-reaching countryside views, this outstanding bungalow represents a rare opportunity and warrants an internal inspection to fully appreciate the quality, presentation and lifestyle it offers.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

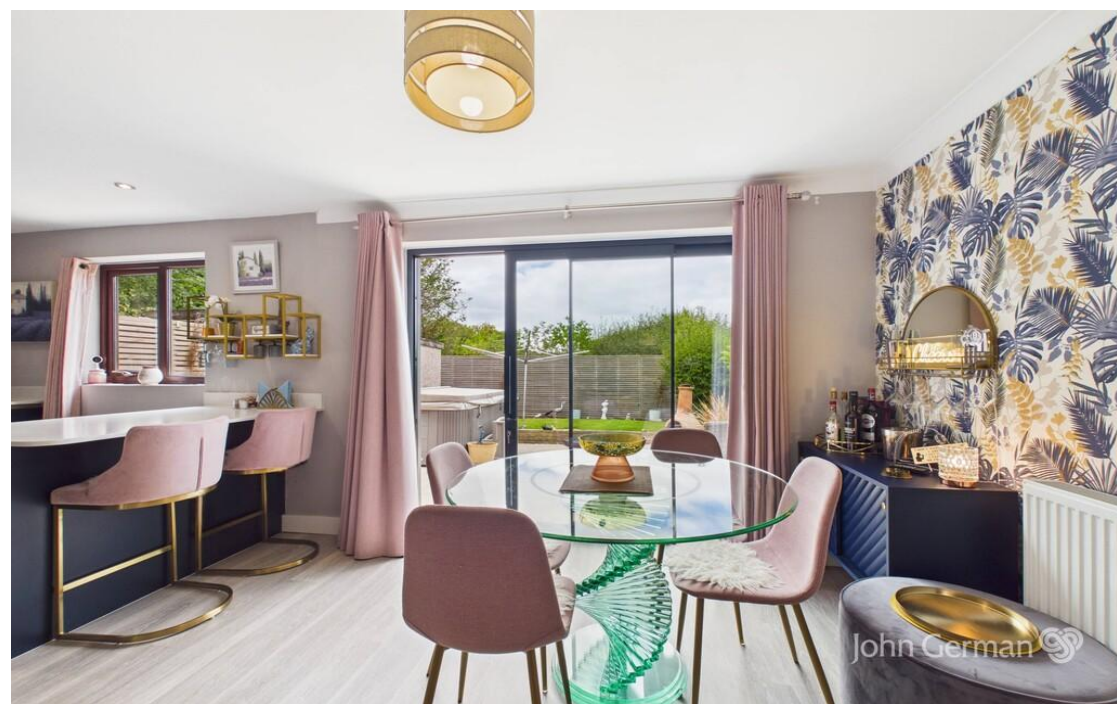
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

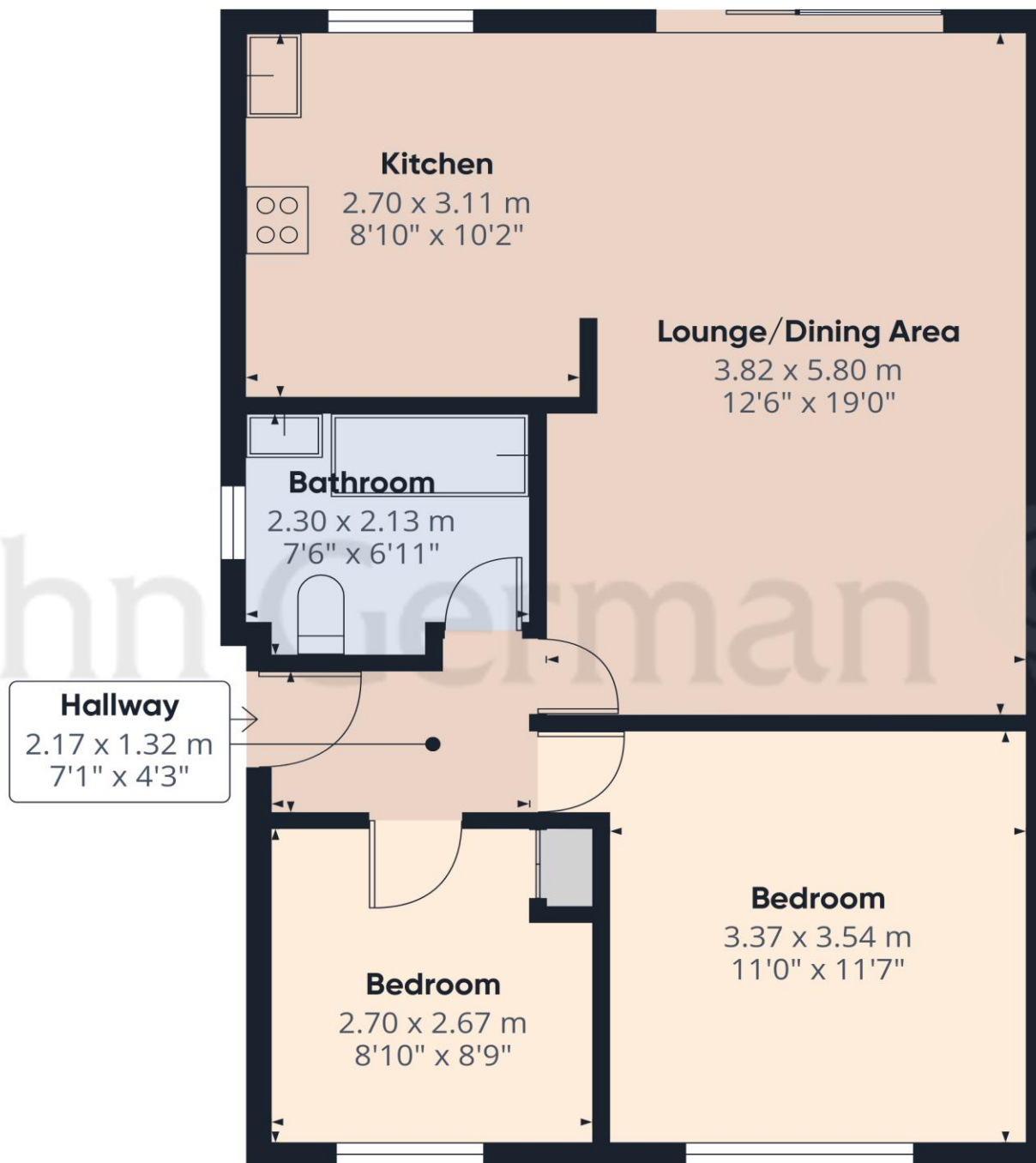
Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11092026







Approximate total area⁽¹⁾

57.5 m²

618 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

