



**GADSBY**  
**NICHOLS**

27 Kirby Drive, Chellaston, Derby, DE73 6AD

£439,995

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A STUNNING FIVE-BEDROOMED, MODERN DETACHED, EXECUTIVE, FAMILY HOME, enjoying a sought-after location in the suburb of Chellaston, within walking distance of the local primary school, and shops. At the time of construction, the vendors had a number of additional features incorporated, and as a result, the high specification accommodation requires internal inspection to be fully appreciated. The deceptively spacious and well-appointed, extended, interior has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, canopy porch, entrance hall, cloaks/WC, front living room, superb open-plan living dining kitchen opening to the sitting room extension. FIRST FLOOR, double bedroom with luxury ensuite shower room, a further four bedrooms, and family bathroom. OUTSIDE, integral single garage, private driveway affording ample car standing spaces to the front, and south-facing rear garden with pergola. EPC B, Council Tax Band E.

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### THE PROPERTY



A modern detached, executive residence, which has many additional features, together with structural extension to the rear. Early internal inspection is highly recommended to fully appreciate the deceptively spacious accommodation, comprising; canopy porch, entrance hall, cloaks/WC, living dining kitchen, three reception rooms, main double bedroom with ensuite shower room, a further four bedrooms, family bathroom, private driveway with ample parking to the front, integral single garage, and pleasant south-facing rear garden with pergola.

### LOCATION

The property enjoys a sought-after location in the suburb of Chellaston, within walking distance of a local primary school, and within access of Chellaston Academy secondary school, and local shopping parade. Chellaston affords a range of amenities to include, day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and leisure

facilities. The property is ideally located for access to Infinity Parkway and the principal works of Rolls Royce, as well as the A50, the M1/M6 link road, providing links to the A38 and A52 for commuting throughout the region.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A514 Osmaston Road, proceeding through Allenton, Shelton Lock, and Chellaston centre. On leaving Chellaston centre, continue towards the A50 roundabout before taking the first left before the roundabout into Riber Drive, passing the shopping parade and primary school before turning second left into Ripley Avenue, first right into Sandgate Road, left into Kirkby Drive, and left again to find the property on the lefthand side within the cul-de-sac.

What 3 Words /// slab.kettles.rolled

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13507.

### ACCOMMODATION

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

### GROUND FLOOR

#### CANOPY PORCH

Having external lights, and front entrance door opening to the: -

### ENTRANCE HALL



Having Amtico flooring, central heating radiator with ornate cover, and stairs to the first floor with understairs store.



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### CLOAKS/WC



Having modern white sanitary ware comprising; low-level WC, and pedestal wash hand basin, together with central heating radiator, and ceiling extractor fan.

### FRONT LIVING ROOM

4.55m x 3.48m (14'11" x 11'5")



Having wide feature raised-and-recessed electric fire with TV recess over, Amtico flooring, UPVC double glazed window, and central heating radiator.



### SUPERB LIVING DINING KITCHEN

8.53m x 3.43m max (28'0" x 11'3" max)



Comprising: -  
**DINING AREA**



Having Amtico flooring, central heating radiator,

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square arch to the sitting room, useful internal access door to the garage, and opening to the: -

### LUXURY KITCHEN AREA



Having high specification white gloss fitments comprising; five single base units, drawers, and two double wall units, together with ample Quartz work surface areas and splashbacks with inset one-and-a-half bowl stainless steel sink unit, integrated electric induction hob with stainless steel splashback and stainless steel canopy over incorporating extractor hood and light, integrated electric double oven, integrate dishwasher, Amitico flooring, UPVC double glazed window to the rear, four ceiling downlighters, and UPVC double glazed double French doors opening to the pergola.

### SITTING ROOM

3.20m x 3.18m (10'6" x 10'5")



Being a more recent extension, having fitted log burner, tiled floor, four ceiling downlighters, and feature pitched ceiling with two Velux double glazed rooflights, three UPVC double glazed picture windows to the rear, and UPVC double glazed double French doors to the pergola, making this a particularly light-and-airy room.



### UTILITY ROOM

2.41m x 1.70m (7'11" x 5'7")



Having matching fitments to the kitchen comprising; one double base unit, one single base unit, one single wall unit, and further single wall unit housing an Ideal gas central heating boiler, providing domestic hot water and central heating, together

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with Quartz work surface area and splashback, Amtico flooring, plumbing for automatic washing machine, and UPVC double glazed side entrance door.

### FIRST FLOOR

### LANDING



Feature, spacious landing, having built-in airing cupboard housing the hot water cylinder, and access to the insulated loft space.

### FRONT BEDROOM ONE

3.94m x 3.51m (12'11" x 11'6")



Having UPVC double glazed window to the front, feature part-panelling to the wall, and central heating radiator.

### ENSUITE SHOWER ROOM

2.24m x 1.70m plus (7'4" x 5'7" plus)



Measurements are 'plus shower recess'. Luxury ensuite shower room, having white sanitary ware comprising; low-level WC, ladies and gents pedestal wash hand basins, and recessed shower cubicle with shower unit, together with heated chrome towel rail, tiled floor, two ceiling downlighters, ceiling extractor fan, and UPVC double glazed window.

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**FRONT BEDROOM TWO**

3.73m x 2.84m (12'3" x 9'4")



Having UPVC double glazed window, and central heating radiator.

**REAR BEDROOM THREE**

3.84m x 2.57m (12'7" x 8'5")



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

**REAR BEDROOM FOUR**

3.61m x 2.54m (11'10" x 8'4")



Having central heating radiator, and UPVC double glazed window.

**REAR BEDROOM FIVE/STUDY**

2.57m x 1.98m (8'5" x 6'6")

Having laminate flooring, UPVC double glazed window, and central heating radiator.

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### FAMILY BATHROOM

2.84m x 2.13m (9'4" x 7'0")



Having modern white sanitary ware comprising; panelled bath, low-level WC, pedestal wash hand basin, and recessed shower cubicle with shower fitting, together with heated chrome towel rail, tiled floor, UPVC double glazed window, four ceiling downlighters, and ceiling extractor fan.

### OUTSIDE

#### FOREGARDEN

Having wide, tarmacadam private driveway, together with an area of stone chippings, affording up to four car standing spaces.

#### INTEGRAL SINGLE GARAGE

4.95m x 2.72m (16'3" x 8'11")

Having up-and-over door to the front, useful internal access door to the dining room, and electric power and light.

### REAR GARDEN



South-facing, landscaped rear garden, enclosed by fencing for privacy, having large timber pergola over a large paved patio area, lawn, and flower 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.

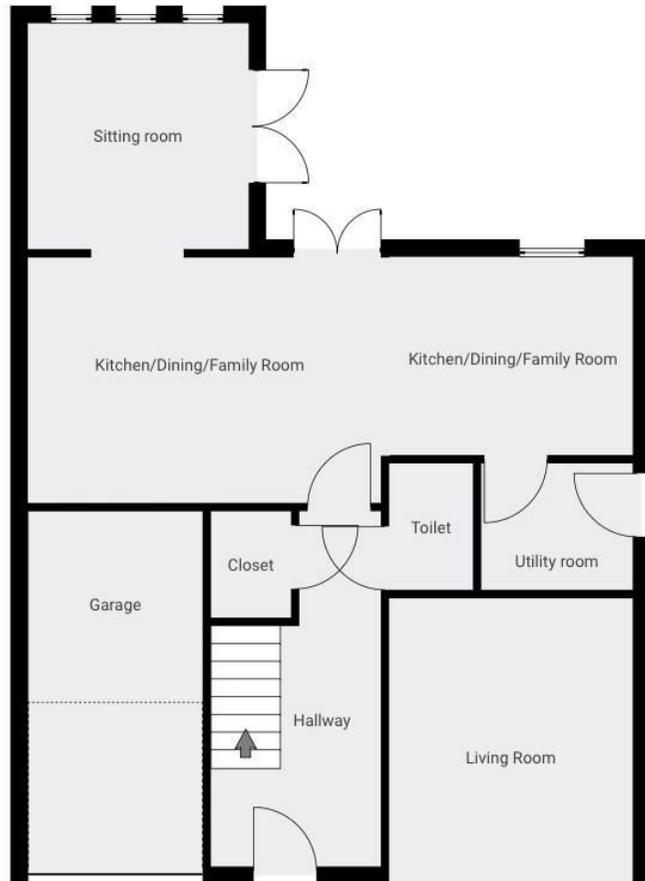
In order to carry out the identity checks, we will need to request the following: -

- 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;
- 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.

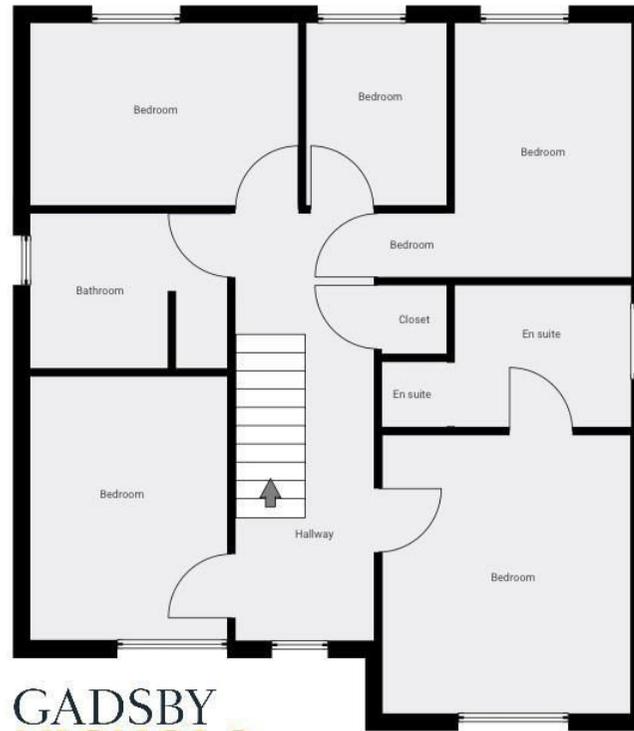
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13507**

▼ Ground Floor

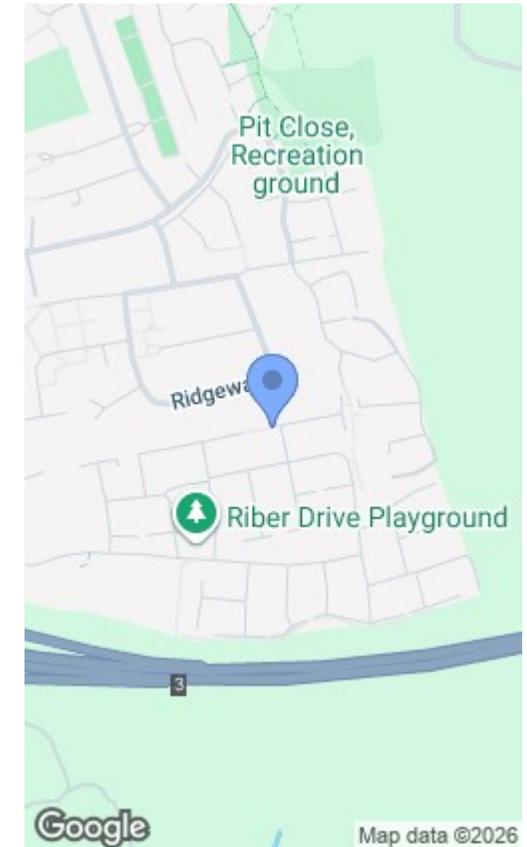


▼ 1st Floor



**GADSBY NICHOLS**

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 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	92		

The Energy Efficiency Rating table shows a current rating of 85 (D) and a potential rating of 92 (A). The Environmental Impact (CO<sub>2</sub>) Rating table shows a current rating of B and a potential rating of A.

**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

**Gadsby Nichols**  
Suite 18 Kings Chambers,  
Queen Street, Derby DE1 3DE

**Residential**  
01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**  
01332 290 390  
commercial@gadsbynichols.co.uk



[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)