

# Domain Drive

Chellaston, Derby, DE73 5WU

John  
German






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£575,000



Exceptional extended family home offering versatile accommodation ideal for growing and multi-generational families. Extending to just under 2,500 sq ft in total this impressive property combines generous living space, privacy, and lifestyle appeal while representing outstanding value for money.

Delivering over-sized living accommodation and remarkable versatility, the property features substantial ground-floor living and entertaining spaces, an elegant principal suite, four further double bedrooms, and two additional bathrooms. Situated on a generous plot with a secluded south-facing garden.

Entrance to the property is via a lovely brick arched storm porch with a recessed composite entrance door which opens into the entrance hall with hanging space for coats and room for shoe storage. Oak veneer doors lead into the main hallway and into the sitting room.

Located to the front of the house, the sitting room is a lovely bright room with two contemporary full height windows to the side and Velux skylights, a panel effect feature wall, courtesy door into the garage and double doors into the office. Originally designed as a treatment room for home beauty, the office has also been fitted with a vanity washbasin. There may be potential as well to convert this room into an en-suite if a ground floor bedroom is needed.

Continuing on through the property the entrance hall leads into a central hallway with an impressive double height window and stairs rising to the first floor. Doors lead off to the remaining ground floor living space and to the ground floor guest WC fitted with a vanity wash hand basin and WC, tiled flooring and splash backs, extractor vent and a designer radiator.

The impressive contemporary kitchen is fitted with a range of gloss fronted units and ample wooden work surfaces, inset ceramic one and a quarter sink and drainer with a mixer tap. Space for a range style cooker with fitted hood over. Space for a fridge/freezer and an integral dishwasher. The kitchen leads onto a spacious dining area with matching floating cupboards with accent lighting, designer radiator, double glazed rear bay window with French doors opening directly onto the garden, seamlessly blending indoor and outdoor living.

A separate utility room keeps laundry and storage neatly tucked away fitted with matching cupboards and wooden worktops, radiator, plumbing for a washing machine and space for a tumble dryer. Tiled flooring, extractor vent, wall mounted gas boiler and a double glazed side access door.

Double doors open into the main living room having a feature limestone fireplace with an open fire, a double glazed front window and French doors opening into the conservatory that has tiled flooring with underfloor heating, double glazed windows and French doors opening to the garden.

On the first floor, the principle bedroom suite overlooks the rear garden with an archway leading onto a dressing room with a range of floor to ceiling fitted wardrobes and to the en-suite shower room comprising double shower enclosure, vanity wash hand basin with a cupboard under and WC. Tiled walls and flooring, heated towel rail, touch lit mirror, ceiling spot lights, extractor vent and a double glazed window to the front.

There are two further well-proportioned double bedrooms and a modern family bathroom fitted with a full four piece suite comprising low flush WC, pedestal washbasin, panelled bath and a separate shower enclosure. Extensive tiling and a double glazed window to the rear.

On the second floor there are two further double bedrooms both with Velux skylights and eaves storage. The larger one has fitted wardrobes and a dormer window and both have use of the second floor bathroom which is fitted with a panelled bath with a shower over, concealed flush WC and a vanity washbasin with storage beneath. Fully tiled, matt black heated towel radiator and a Velux skylight.

Externally, this attractive property is set back from the road behind a block-paved driveway providing ample off-road parking, bordered by mature planting, and leading to the attached double garage. The rear garden is wonderfully private, fully enclosed and thoughtfully landscaped, featuring a generous lawn, timber decked seating area and a further paved areas provide space for a hot tub and to a timber building housing the outside bar. Outdoor power supply.

Chellaston is particularly popular with families thanks to its well-regarded schools, local amenities and strong community feel. Excellent transport links, including swift access to the A50, M1 and East Midlands Airport, make commuting straightforward, while nearby employment hubs such as Rolls-Royce and Infinity Park add further appeal.

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

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

**Property construction:** Traditional

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC - 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.

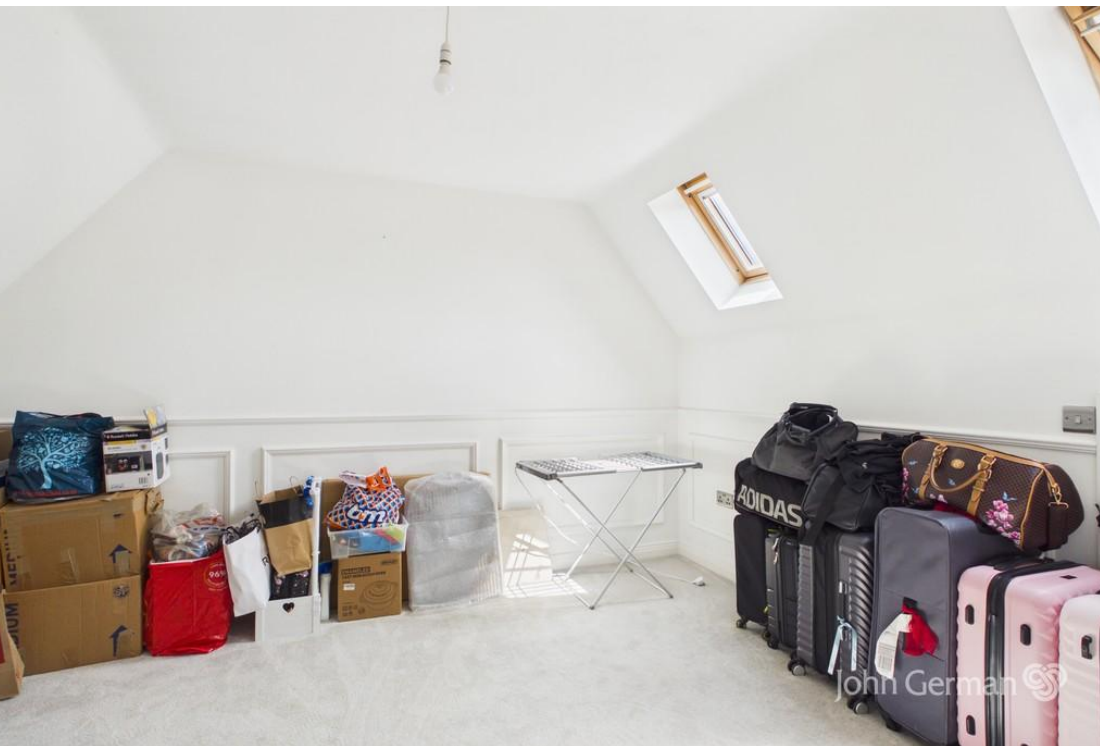








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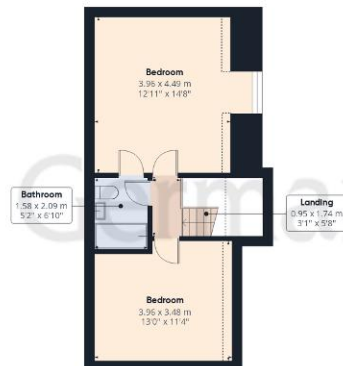




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

238.8 m<sup>2</sup>

2571 ft<sup>2</sup>

Reduced headroom

2.2 m<sup>2</sup>

24 ft<sup>2</sup>

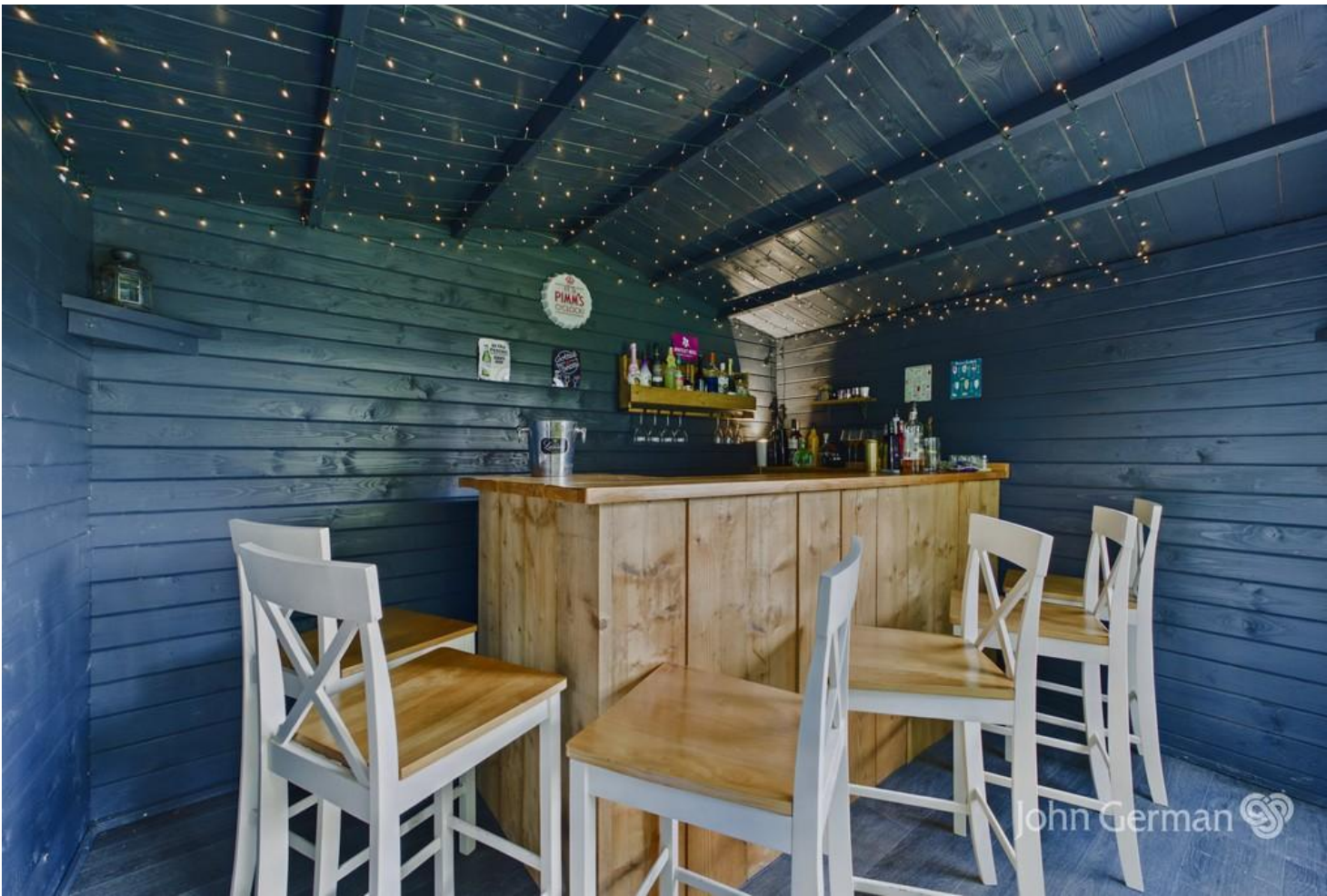
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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**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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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