



## 8 Darroway Gardens, Derby, DE73 5AA

**£595,000**

Situated in the highly desirable area of Chellaston, this beautifully extended and exceptionally versatile five-bedroom detached family home occupies a peaceful cul-de-sac position on Darroway Gardens, surrounded by mature trees that create an extremely private setting.

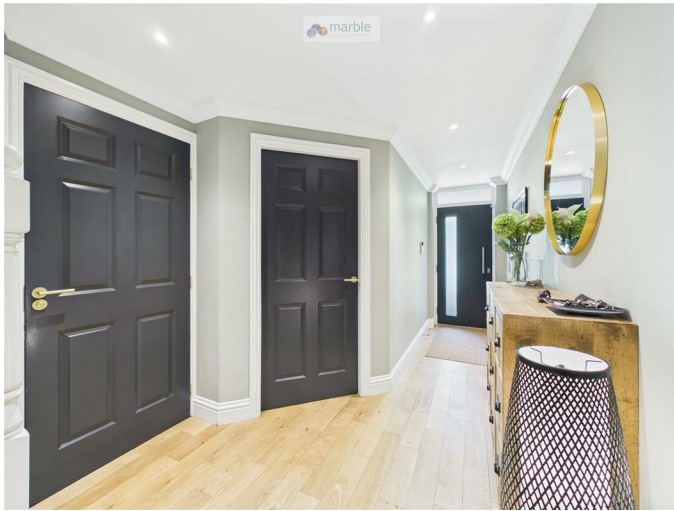
This impressive home offers spacious and thoughtfully designed accommodation across three floors. Upon entering, you are welcomed by a bright entrance hall leading to a convenient downstairs WC and a versatile home office space. The generous living room features elegant double wooden doors that open into a stunning open-plan kitchen, dining, and living area. This standout space boasts vaulted ceilings, Velux-style windows that flood the room with natural light, and double doors opening onto the garden—ideal for both everyday family living and entertaining.

The kitchen area is complemented by a separate utility room, which provides additional storage and practicality, along with side access to the garden and an internal door leading to the garage.

To the first floor, there are four well-proportioned double bedrooms. One benefits from its own dressing room and en suite bathroom, while a stylish and modern family bathroom serves the remaining bedrooms.

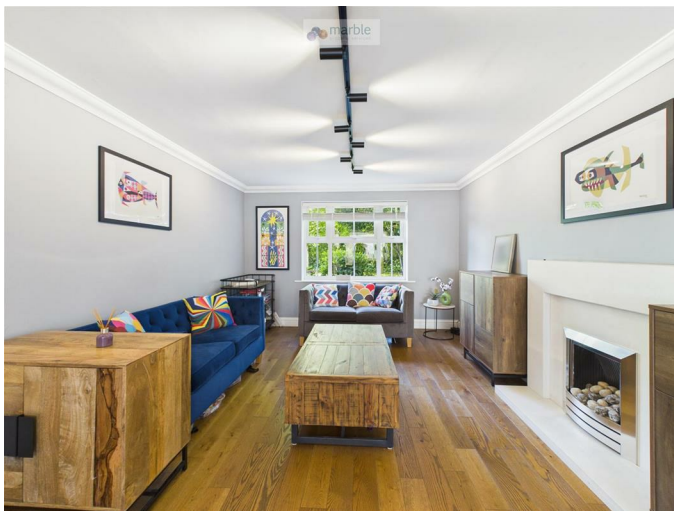
Occupying the entire top floor is a superb principal bedroom suite, complete with fitted wardrobes and a private en suite bathroom, offering a luxurious and peaceful retreat.

## Entrance Hall



Entered via a composite front door, the welcoming entrance hall features wood flooring and provides access to the WC, home office, living room, and kitchen. A wall-mounted alarm panel is installed, along stairs rising to the first floor.

## Living Room



A well-proportioned space featuring wood flooring and a gas fire set on a marble hearth. A front elevation window allows for plenty of natural light, while double wooden doors open through to the kitchen/dining area, enhancing the flow of the home. Complete with a gas central heating radiator.

## Kitchen/Diner



A beautifully appointed open-plan kitchen/diner, designed with both style and practicality in mind. The contemporary kitchen features a sleek range of high-gloss and wood-effect units, complemented by quartz work surfaces and a selection of integrated appliances including a fridge, freezer and dishwasher. There is also an integrated NEFF oven, grill and microwave, alongside a Hisense induction hob with extractor over. A central breakfast bar provides additional seating, ideal for informal dining and socialising.

The space is finished with stylish tiled flooring and offers ample room for a large dining table, making it perfect for family meals and entertaining. The room is flooded with natural light from large windows and Velux-style rooflights in the adjoining living area, creating a bright and inviting atmosphere. There is also convenient access to a separate utility space.

## Open Plan Living Area

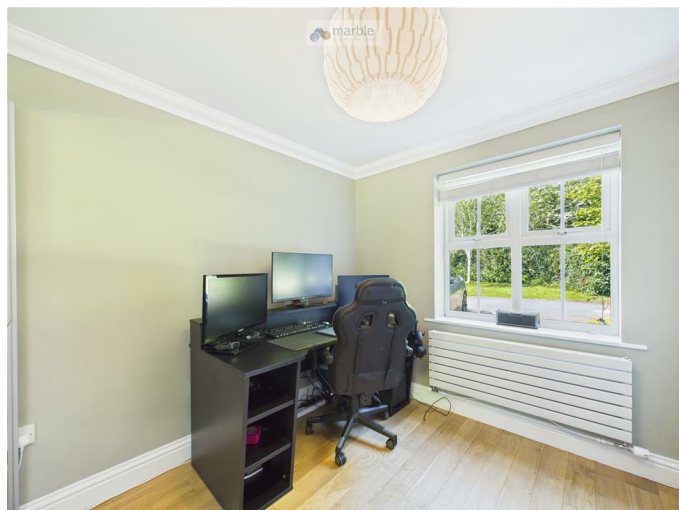


A superb open-plan living area leading seamlessly

from the kitchen/diner, creating an ideal space for modern family living. Featuring a striking vaulted ceiling with Velux-style rooflights, the room is flooded with natural light, enhancing the sense of space and openness.

There is ample room for comfortable seating, with warm wood flooring. Double doors open directly onto the garden, providing excellent indoor-outdoor flow and making the space perfect for both relaxing and entertaining.

#### Office / Snug



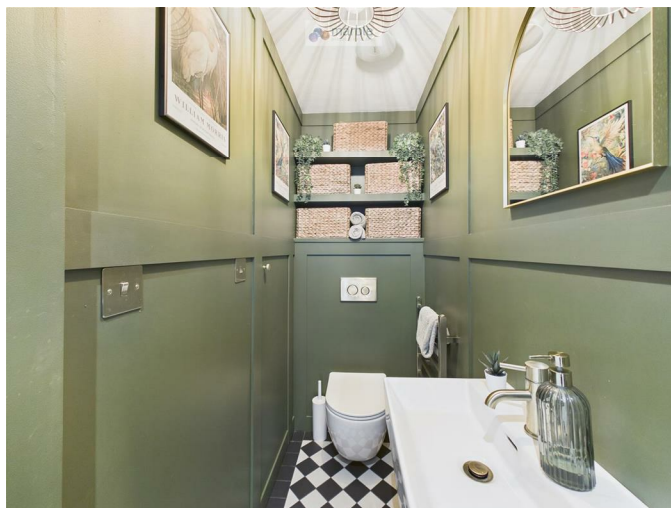
A versatile ground floor room, ideal for use as a home office or snug. Featuring wood flooring and a window to the front elevation, the space benefits from good natural light. Complete with gas central heating radiator, this room offers a practical and flexible addition to the home.

#### Utility

Conveniently located just off the kitchen, the utility room offers practical additional space with plumbing for a washing machine and tumble dryer. There is a sink with mixer tap and a range of storage cupboards.

The room also benefits from internal access to the garage and a composite side door leading directly to the garden.

#### Downstairs WC

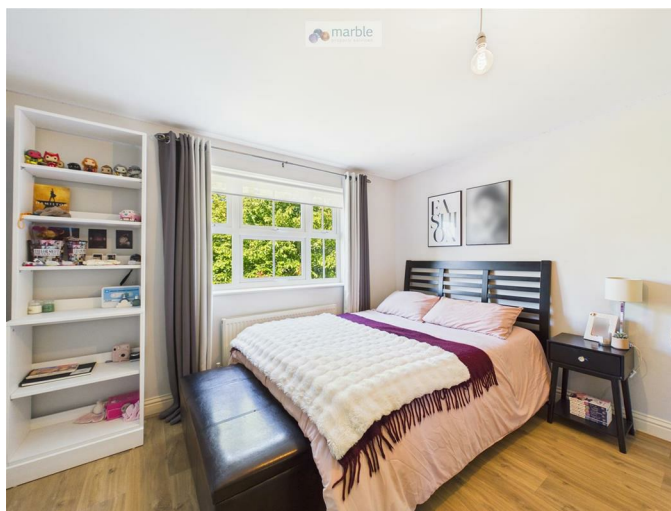


A stylishly presented ground floor cloakroom featuring attractive wall panelling and eye-catching black and white checkerboard flooring. Comprising a WC and wash hand basin, with useful shelving above the WC providing additional storage. A well-finished and practical space.

#### First Floor Landing

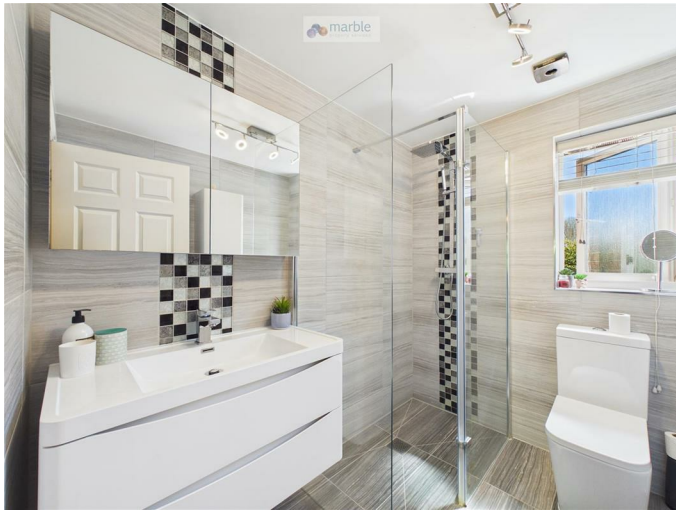
Finished with wood flooring and a stylish herringbone carpet runner to the stairs. Providing access to four well-proportioned bedrooms and the family bathroom, with stairs rising to the second floor principal suite.

#### Bedroom Two



An extremely spacious bedroom featuring wood flooring and a front elevation window allowing for plenty of natural light. This well-presented room benefits from a useful walk-through dressing area and separate fitted wardrobes, providing excellent storage. Complete with gas central heating radiator and access to a private en suite bathroom, making it an ideal guest or secondary principal suite.

### En-Suite (Bedroom Two)



A modern and well-appointed en suite featuring stylish tiled flooring and fully tiled walls. Comprising a rainfall shower with glass screen and chrome mixer controls, WC, and a contemporary vanity wash hand basin. The room also benefits from a heated towel rail and a rear elevation frosted window.

### Bedroom Three



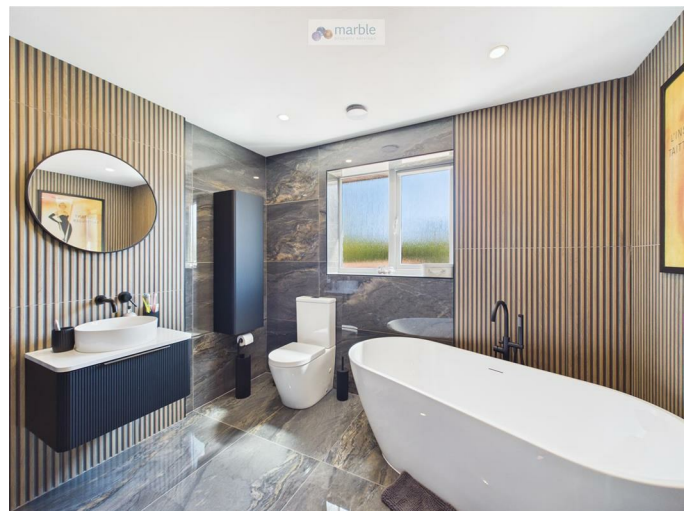
Large bedroom featuring wood flooring and fitted wardrobes providing excellent storage. The room benefits from a front elevation double glazed window and a gas central heating radiator.

### Bedroom Four



A well-proportioned double bedroom featuring wood flooring and a gas central heating radiator. The room benefits from a vaulted ceiling to one end with a dormer window, creating a bright and characterful feel. There is also useful additional storage available within the eaves, making this a practical and appealing bedroom.

### Family Bathroom



A modern and well-appointed family bathroom featuring stylish tiled walls and flooring. The four-piece suite comprises a stand alone bath, separate shower cubicle, WC, and a vanity wash hand basin providing useful storage. The room is completed with a heated towel rail and a rear elevation frosted window.

### Bedroom Five

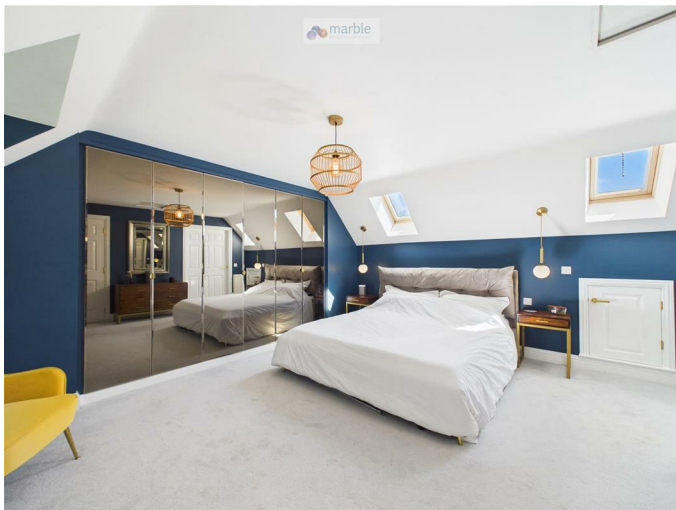


Bedroom featuring wood flooring and rear elevation double glazed window and a gas central heating radiator.

### Second Floor Landing

Accessed via stairs with a herringbone carpet runner, the second floor landing features wood flooring and benefits from a Velux-style window providing natural light. There is also useful additional storage, with the landing providing access to the impressive master suite.

### Principle Suite

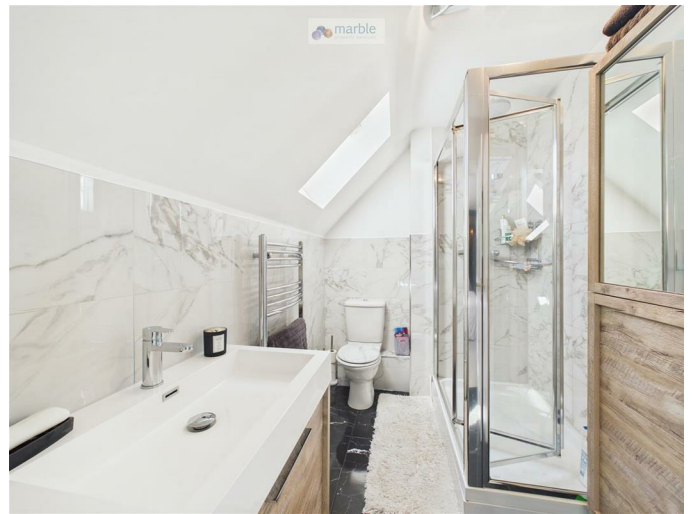


A truly showstopping principal bedroom suite, offering a luxurious and private retreat occupying the entire top floor. The room is carpeted and features impressive vaulted ceilings, enhanced by Velux-style windows to one side and a dormer window to the other, allowing natural light to flood the space.

There is a range of mirrored fitted wardrobes providing excellent storage, while pendant lighting to

either side of the bed adds a stylish finishing touch. The room enjoys a bright and airy feel throughout and also provides direct access to the en suite bathroom.

### En Suite (Principle)



A stylish and spacious en suite featuring a vaulted ceiling and Velux-style window, allowing natural light to enhance the room. Finished with tiled flooring and part-tiled walls, the suite comprises a shower enclosure, WC, and a vanity wash hand basin providing useful storage. The room is completed with a heated towel rail, creating a sleek and functional space to complement the principal suite.

### Garden Room



A superb and versatile garden room, generously proportioned and ideal for a variety of uses such as a home office, gym, or additional entertaining space. Benefitting from power and lighting, the room features sliding doors opening directly onto the garden, providing a seamless indoor-outdoor connection and attractive views over the rear aspect.

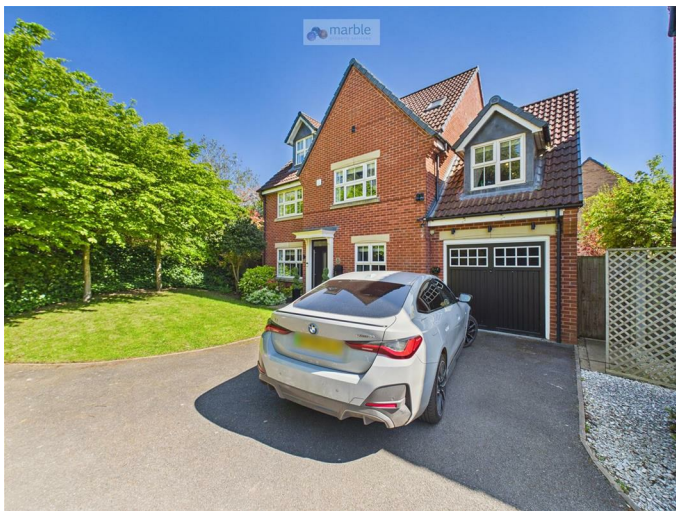
## Garden & Outdoors



The rear garden is a particular feature of the property, offering a superb level of privacy as it is not overlooked. The space includes a sociable paved patio area, ideal for outdoor seating, which leads onto a well-maintained lawn providing a pleasant and usable outdoor space. The garden enjoys a peaceful setting, enhanced by its position within a quiet cul-de-sac.

To the front of the property there is a driveway providing off-road parking, along with the benefit of an EV charging point. Side gate access leads through to the rear garden, adding further convenience and practicality.

## Garage



A useful and versatile garage accessed internally via the utility room or externally via an electric up-and-over door. Providing excellent storage space or secure parking for a vehicle, this practical area adds further convenience to the home.

## The Property & Area - Chellaston

Located in the sought-after suburb of Chellaston, the property enjoys a quiet residential setting with excellent access to Derby city centre and surrounding areas. The area is popular with families and benefits from a strong community feel alongside a range of local amenities.

Schooling is well catered for with nearby primary options including Chellaston Infant and Junior Schools and Homefields Primary School, while Chellaston Academy provides well-regarded secondary and sixth form education.

Transport links are excellent, with convenient access to the A50, A514, A38 and M1, making it ideal for commuters travelling to Derby, Nottingham, Birmingham and East Midlands Airport. Derby train station is also easily accessible, offering direct services to major cities including London, Sheffield and Birmingham.

Overall, Chellaston offers a well-connected yet peaceful location, making it highly desirable for families and commuters alike.

## Disclaimer & Anti-Money Laundering (AML) Notice

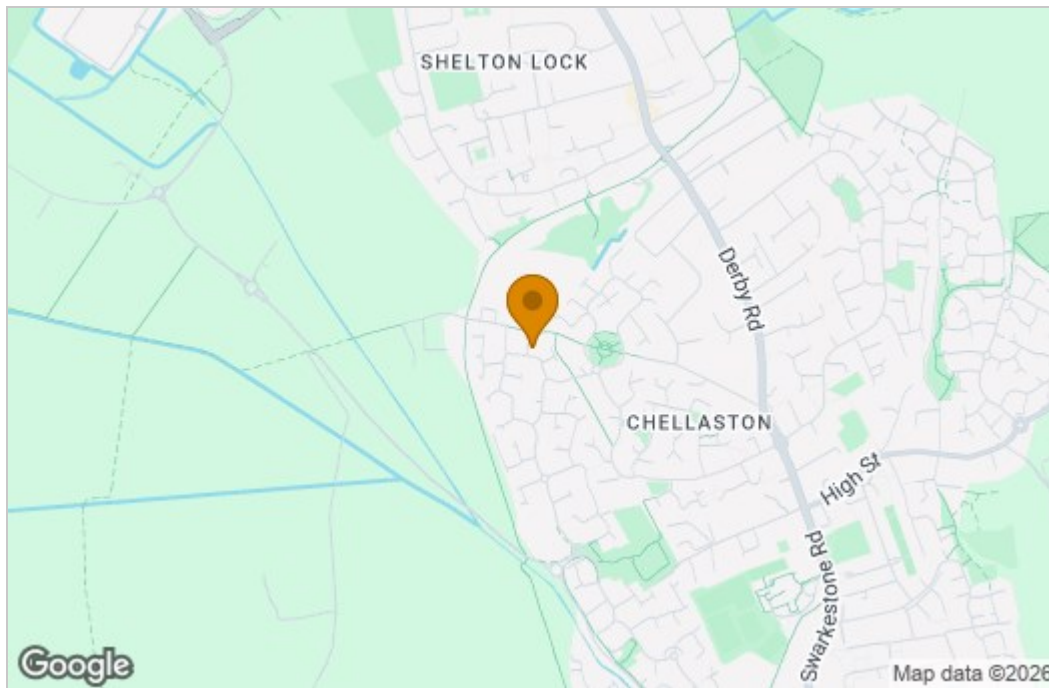
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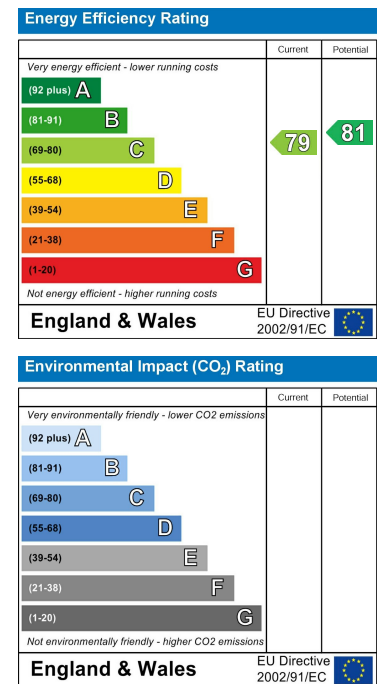
# Floor Plan



# Area Map



# Energy Efficiency Graph



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