



CURRAN  
BIRDS  
+ CO

West Avenue South  
Chellaston, Derby  
£450,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



HIGH SPECIFICATION NEW BUILD HOME SET IN PREMIER LOCATION - A most attractive new build, four bedroom detached property of style and character, set within one of Chellaston's most sought after mature locations off West Avenue South, set back along a private driveway of only two quality new build homes.

This beautiful new build home offers spacious room proportions with overall floor area of around 1600 square feet of living accommodation over two floors and is built to an impressive specification including beautiful contemporary fittings and includes a most spacious 22ft open plan dining kitchen fitting with stunning Wren contemporary kitchen with dining island, velux windows and bi-folding doors opening out onto a south east facing landscaped rear garden.

The property also offers four well proportioned bedrooms. The spacious primary bedroom has a bay window and contemporary en-suite shower room and there is a spacious four piece contemporary family bathroom both fitted with high specification Porcelanosa fittings.









## The Detail

A most attractive new build, four bedroom detached property of style and character, set within one of Chellaton's most sought after mature locations. This beautiful new build home offers around 1600 square feet of living accommodation and is being built to an impressive specification and includes Wren designed contemporary kitchen and Porcelanosa contemporary bathroom and contemporary en-suite shower room.

This superb family home is currently under construction by reputable local developers Balaton House and is due for completion in Spring 2025 and will be offered with a 10-year NHBC structural Warranty.

The property will be finished to an exacting standard and offers a Worcester Bosch boiler (with a 12 year warranty) gas central heating system and uPVC double glazing and in brief the accommodation comprises: entrance hallway, contemporary wc, spacious living room with bay window, beautiful Wren designed open plan dining kitchen with dining island, velux windows and bi-folding doors giving access to the south facing enclosed rear garden. There is also a separate utility room.

The first floor landing gives access through to three double bedrooms, good sized single bedroom and a beautiful Porcelanosa contemporary four piece bathroom suite. The spacious primary bedroom has a bay window and Porcelanosa contemporary en-suite shower room.

Outside, the property is accessed along a private driveway giving access to only two properties. There is parking for two cars and gated access to an enclosed south east facing rear garden with paved patio area, generous lawn and a fence panelled boundary.











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## The Location

Chellaston is an extremely popular residential area, some four miles east of the City of Derby and provides an excellent and varied range of shops and local schooling including the noted Chellaston Academy.

The area offers excellent access to local employment opportunities, including Rolls-Royce sites at Raynesway and Moor Lane. Also East Midlands International Airport is around 10 miles drive away.

The A50 and A38 dual carriageway are easily accessible from this property and convenient with Stoke and the M6 motorway to the West and the M1 to the East. The A50 gives swift access to the main motorway network and other East Midland's Centres including Nottingham, Leicester and Burton upon Trent.





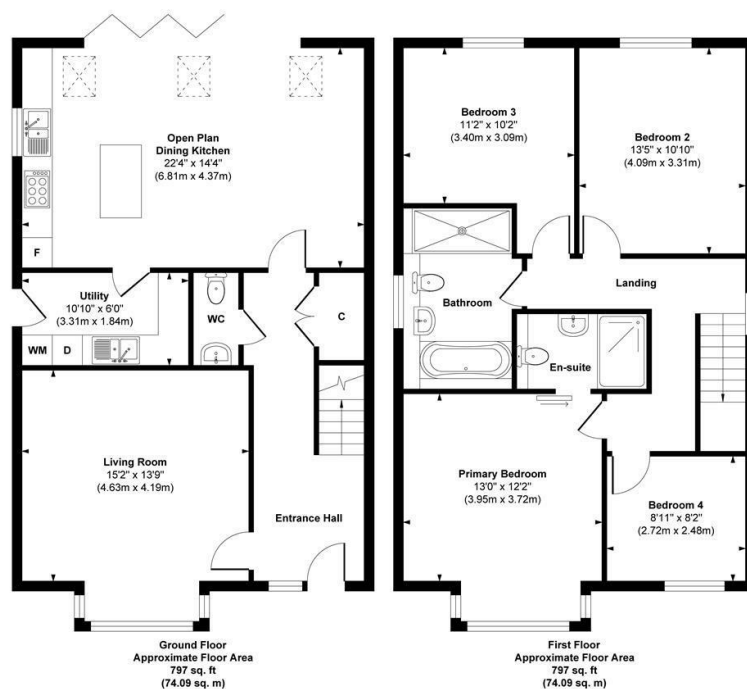








## West Avenue South, Chellaston



**Approx. Gross Internal Floor Area 1594 sq. ft / 148.18 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- High Specification New Build Detached Family Home
- Stylish Contemporary Fittings - Around 1600 Square Feet of Living Accommodation
- Premier Location - Exclusive Development of Two Quality Homes
- Entrance Hallway, WC, Utility Room & Spacious Living Room with Bay Window
- Stunning 22ft Open Plan Wren Dining Kitchen with Dining Island & Bi-Folding Doors
- Four Well Proportioned Bedrooms & Porcelanosa Four Piece Bathroom Suite
- Primary Bedroom with Bay Window & Porcelanosa En-Suite Shower Room
- Driveway & South East Facing Landscaped Rear Garden
- Chellaston Academy Catchment Area
- Available Now - Viewing a Must!

### Size

Approx 1594.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

### New Build



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Let's *Talk*

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