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Chelwood Road
Chellaston, Derby
Offers in the region of: £270,000



CURRAN BIRDS + CO

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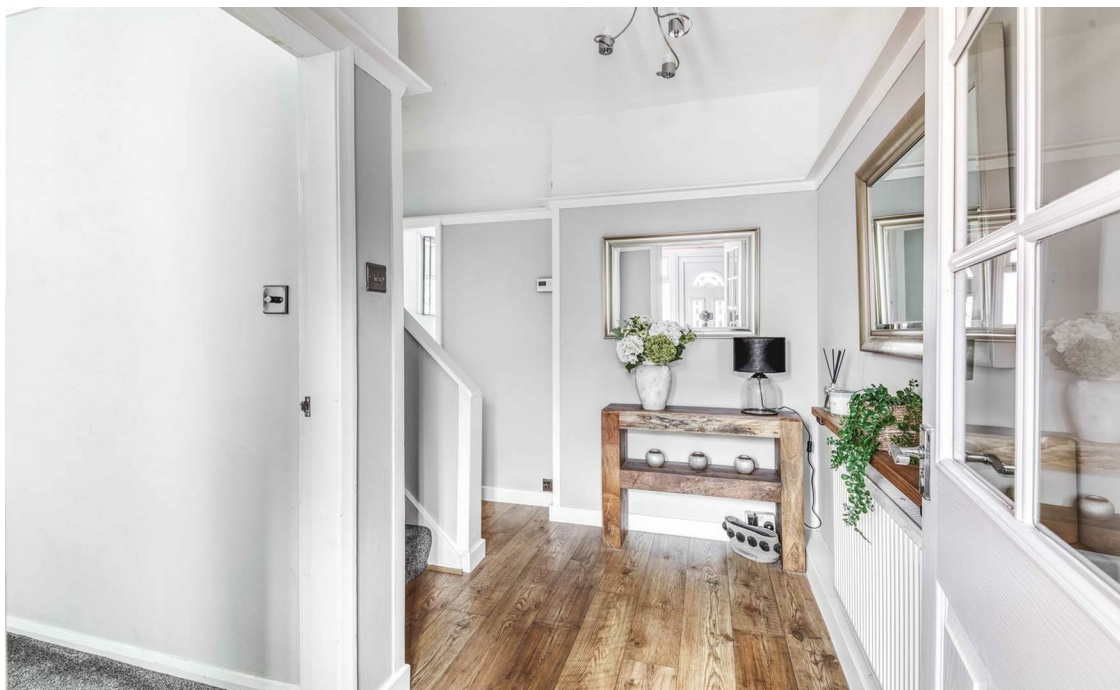


STYLISH HOME WITH BEAUTIFULLY LANDSCAPED GARDEN – A beautifully presented traditional semi-detached home that has been comprehensively upgraded over recent years and occupies this generous plot with stunning landscaped rear garden. The property is located in the ever-popular suburb of Chellaston, falling within the catchment area for the noted Chellaston Academy and also being positioned within easy access to Rolls-Royce main sites.

This attractive three-bedroom semi-detached home offers a practical layout with excellent outdoor space, ideal for modern family living. Thoughtfully maintained and presented to a good standard, the property includes: entrance porch, inner hallway, dining room with bay window, stylish lounge and fitted kitchen. Upstairs the first floor landing leads to three well proportioned bedrooms and a superb contemporary shower room.

The rear garden is a true highlight, offering a private, landscaped retreat complete with patio, raised beds, and feature lighting – perfect for both play and entertaining. With off-street parking, double glazing and gas central heating, this home combines functionality with comfort





The Detail

This attractive three-bedroom semi-detached home offers a practical and well-proportioned layout, making it ideal for everyday family living.

An entrance porch leads into a welcoming hallway, providing access to two generously sized reception rooms. The lounge features a central fireplace and a bright, comfortable setting for relaxing, while the separate dining room includes a striking bay window and its own character fireplace, ideal for family meals or entertaining guests. The fitted kitchen offers good storage, a range of base and wall units with integrated appliances and access to a spacious under-stairs pantry.

Upstairs, the first floor landing connects to three bedrooms, including two comfortable double rooms and a third single bedroom, currently serving as a home office but equally suitable as a nursery or guest space. A stunning contemporary shower room completes the first floor, with stylish contemporary fittings including a large walk in shower, dual wash hand basin with vanity unit and wc.

Externally, the front garden is laid to lawn and bordered by a private driveway, offering convenient off-road parking. To the rear, the landscaped garden is an impressive and tranquil space, featuring a large paved patio, raised planting beds, timber shed, outdoor power sockets, feature lighting and water tap. Thoughtful planting and fenced boundaries provide privacy and visual appeal, making this garden a true extension of the living space and a key feature of the home. There is also a useful storage area at the rear of the garden with a fenced partition and timber framed shed.







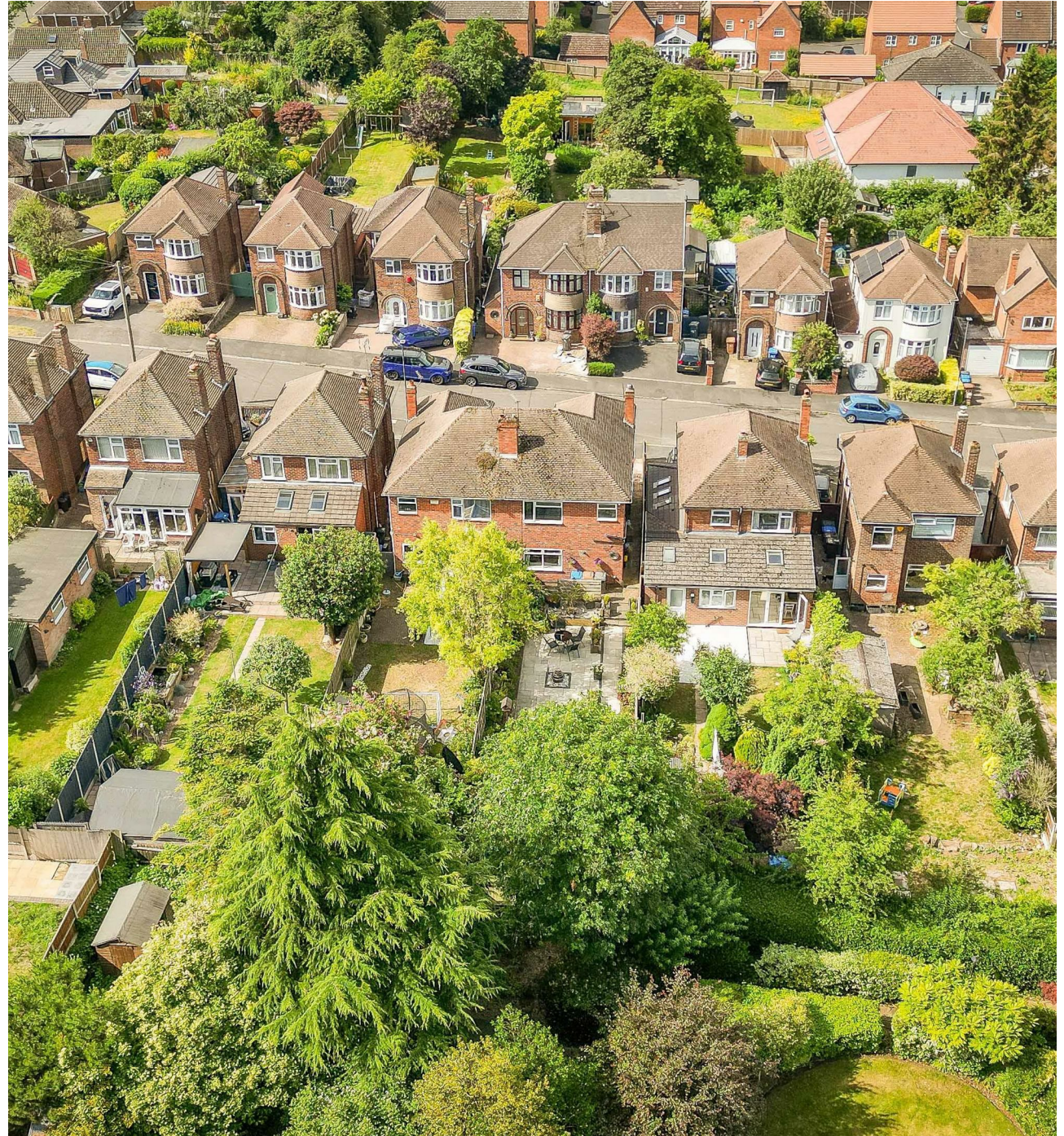
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The Location

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 Midlands Centres including Nottingham, Leicester and Burton upon Trent.







Chelwood Road, Chellaston, Derby



Approx. Gross Internal Floor Area 998 sq. ft / 92.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The *Particulars*

- Beautifully Upgraded Traditional Semi-Detached Home
- Stylish Presentation & Beautifully Maintained
- Ideal for Young Professionals or Families
- Porch, Entrance Hallway & Fitted Kitchen with Pantry
- Spacious Dining Room with Bay Window & Stylish Living Room
- Three Bedrooms & Stunning Contemporary Shower Room
- Driveway, Front Garden & Superb Landscaped Rear Gardens
- Close to Excellent Local Shops & Amenities
- Chellaston Academy Catchment Area
- Easy Access to Rolls-Royce Main Site & Raynesway

Size

Approx 998.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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