



CHESTNUT AVENUE, CHELLASTON, DERBY

PRICE £350,000

2 BEDROOM | 2 BATHROOM | 2 RECEPTION



## WELCOME TO CHESTNUT AVENUE

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**SUPERB EXTENDED BUNGALOW** - A truly outstanding, significantly extended and comprehensively upgraded two double bedroom detached bungalow, occupying a delightful mature cul-de-sac location close to an excellent range of local shops and amenities in Chellaston. The property features a stunning contemporary open-plan dining kitchen with bi-folding doors, together with two generous double bedrooms, both with fitted wardrobes. The primary bedroom also benefits from a stylish contemporary en-suite shower room.

This beautiful bungalow has been finished to an impressive specification and, in brief, comprises an entrance hallway leading to a spacious living room with a bay window and a stunning open-plan living dining kitchen, complete with a glass lantern roof and bi-folding doors opening onto the rear garden. The spacious primary bedroom enjoys a contemporary en-suite shower room, while the second double bedroom is served by a well-appointed contemporary shower room.

Externally, the property benefits from a generous block-paved driveway with gated access, providing ample off-road parking and leading to a detached single garage. To the rear is a delightful, low-maintenance garden featuring an artificial lawn and a paved patio, creating an ideal space for outdoor entertaining and relaxation.

## THE DETAIL

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Situated on the sought-after Chestnut Avenue in Chellaston, this beautifully presented and thoughtfully upgraded home offers stylish, contemporary accommodation.

A composite entrance door opens into a spacious entrance hallway featuring light wood grain effect karndean flooring, recessed LED lighting, built-in storage, and contemporary panelled doors leading to all the principal rooms. To the front of the property, the elegant living room enjoys a bay window with bespoke plantation shutters, creating a bright yet private space to relax.

The superb primary bedroom also benefits from a bay window with plantation shutters, fitted mirrored wardrobes, and a luxurious en suite appointed with a contemporary white suite, double-width rainfall shower, vanity storage, marble-effect tiling, and an LED backlit mirror. Bedroom two is fitted with mirrored wardrobes and is served by an equally stylish shower room finished to an exceptional standard with a walk-in rainfall shower and quality contemporary fittings.

Undoubtedly the heart of the home is the stunning full-width open plan dining kitchen. Beautifully appointed with sleek white and light grey high gloss cabinetry, oak-effect work surfaces, and an excellent range of integrated Neff appliances, the space is flooded with natural light from a striking glass lantern and four-panel bi-fold doors that seamlessly connect the interior with the rear garden.

Externally, the property continues to impress with a substantial block-paved frontage providing parking for three to four vehicles, while the rear offers additional secure parking, a detached garage, attractive block-paved seating areas, a timber pergola, artificial lawn, decorative lighting, and enclosed fencing, creating an ideal setting for both entertaining and relaxing.

CB+CO





### 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.

### AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25+ VAT per purchaser is payable.





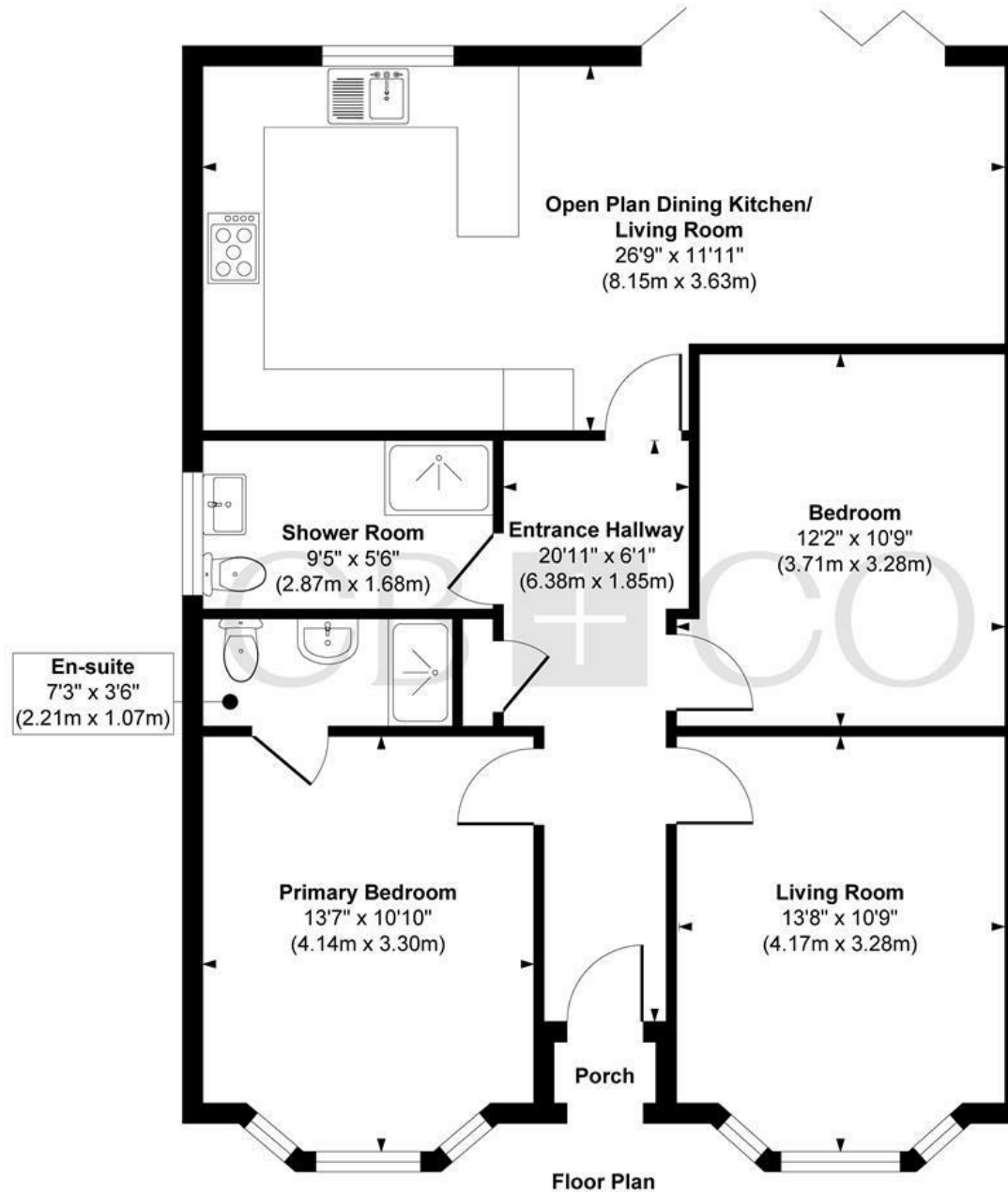








# 9 Chestnut Avenue, Chellaston, Derby



**Approx. Gross Internal Floor Area 897 sq. ft / 83.33 sq. m**

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

Produced by Elements Property

## THE PARTICULARS

APPROX

897.00 sq ft

EPC RATING

COUNCIL TAX BAND

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- Superb Extended Two Double Bedroom Bay Fronted Detached Bungalow
- Beautifully Presented & Comprehensively Upgraded to a High Specification
- Delightful Mature Cul-de-Sac Location
- Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room with Bay Window
- Stunning Contemporary Living Dining Kitchen with Bi-Folding Doors
- Two Double Bedrooms & Contemporary Shower Room
- Primary Bedroom with En-Suite Shower Room
- Generous Driveway, Detached Garage & Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities - Easy Access to Rolls-Royce

## DARLEY ABBEY MILLS

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### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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