

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

21 Kirby Drive Chellaston, Derby, DE73 6AD



Superb, modern, spacious four bedroom executive detached residence enjoying a fine position on this improving residential development

- Fast access to the A50 and local facilities including the new school
- Entrance hall and guest cloakroom • Good size lounge and separate dining room
 - Full width living kitchen with patio doors to rear garden
 - Principal bedroom to the first floor with en-suite shower room
- Three additional well-proportioned bedrooms • Good size family bathroom
- Delightful south west facing garden with patio and hot tub (available by separate negotiation) • Single garage
- **VIEWING RECOMMENDED** •

Price £325,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

Enjoying a fine position close to enviable local facilities, this modern, stylish and easy to manage four bedroom executive detached family home, situated on this improving residential development.

Internally the property benefits from full double glazing, gas central heating, and enjoys an entrance hall, stylish ground floor cloakroom, good size lounge, formal dining room/second sitting room, full width living kitchen being comprehensively equipped with integrated appliances of oven, hob, dishwasher, fridge/freezer, and with patio doors providing access to the rear patio area ideal for alfresco dining. To the first floor the principal bedroom has the benefit of an ensuite shower room, there are three additional bedrooms and a family bathroom.

Outside, to the rear is a carefully landscaped south west facing garden offering a high degree of seclusion and incorporating patio area, lawn and a hot tub (available by separate negotiation). To the front is car standing and a single garage.

The sale provides a good opportunity for a discerning purchaser to acquire this spacious family home in a popular location.

LOCATION

The property is situated on a new and improving residential development on the fringe of Chellaston

with swift access to the A50, a wealth of local facilities including Costa Coffee, Aldi, takeaway and a new local school. Swift access is also available to the comprehensive schooling available in Chellaston.

ACCOMMODATION

ENTRANCE HALL

With stairs to first floor off, central heating radiator.

GUEST CLOAKROOM

With low level w.c., pedestal wash hand basin with tiled surrounds, heated towel rail.

LOUNGE 4.36m x 3.2m (14'4" x 10'6")

With central heating radiator.

DINING ROOM/SECOND SITTING ROOM 2.96m x 2.52m (9'9" x 8'3")

With central heating radiator.

LIVING KITCHEN 2.69m x 6.97m (8'10" x 22'10")

With one and a half bowl inset sink unit with mixer tap over and base cupboard beneath, work-surfaces with matching up-stands, complementary drawers and additional base cupboards, integrated dishwasher, tall fridge/freezer, inset gas hob with extractor hood above, single oven and grill in matching housing unit, complementary wall mounted cupboards, boiler providing domestic hot water and servicing the central heating system within concealed cupboard. Adjacent dining/living area, central heating radiator, patio door providing access to a delightful garden and patio.

FIRST FLOOR ACCOMMODATION



LANDING

With built-in storage cupboard.

BEDROOM ONE 4.08m x 2.94m (13'5" x 9'8")

With central heating radiator.

EN-SUITE SHOWER ROOM

Having low level w.c., pedestal wash hand basin, shower cubicle, tiled surrounds, chrome heated towel rail and spot-lighting.

BEDROOM TWO 2.47m x 2.1m (8'1" x 6'11")

With central heating radiator.

BEDROOM THREE 2.98m x 2.81m (9'9" x 9'3")

With central heating radiator.

BEDROOM FOUR 3.44m x 2.79m (11'3" x 9'2")

With central heating radiator.

FAMILY BATHROOM

With low level w.c., pedestal wash hand basin and panelled bath with glazed side screen, shower over and tiled surrounds. Chrome heated towel rail, tiled floor, extractor fan.

OUTSIDE AND GARDENS

To the rear is an easy to manage garden with extensive patio ideal for al fresco dining. Shaped lawn with flowering beds and borders. There is a patio base for a hot tub (available by separate negotiation). The garden offers a good degree of seclusion and is south west facing.

To the front is car standing leading to a:

DETACHED GARAGE 2.95m x 6.0m (9'8" x 19'8")

With power and lighting.

DIRECTIONAL NOTES

From Derby proceed along the main Osmaston Road travelling through Allenton/Shelton Lock, passing through Chellaston. On the fringe of Chellaston take the turning left into Riber Drive, proceed along Riber Drive and take the turning left into Kirby Drive where the property is situated on the left hand side.

COUNCIL TAX BAND

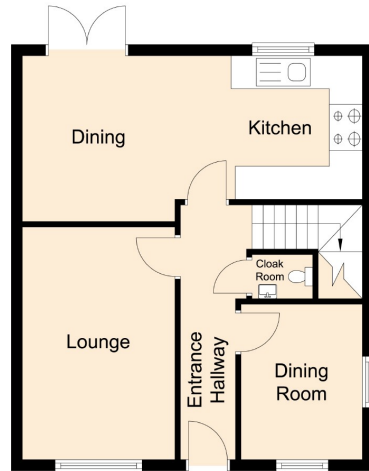
South Derbyshire District Council - Band E

VIEWING

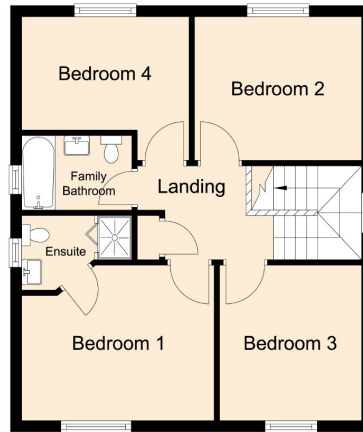
Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW)



Ground Floor



First Floor



21 Kirby Drive, Chellaston, Derby, DE73 6AD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk