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77 Sinfin Moor Lane Chellaston, Derby, DE73 5SP



Superbly appointed modern large detached four/six bedroomed property of an area of 248 sq metres with swimming pool of 35 sq metres and gymnasium

- Offers deceptively spacious accommodation • Gas central heating and double glazing • Entrance hall • Ground floor cloakroom • Second sitting room / home office • Extended large living room • Extended family kitchen • Utility room • Guest room or potential fifth bedroom / relatives accommodation • Principal bedroom with refurbished en-suite shower room and fitted wardrobes • Three additional double bedrooms • Family bathroom • Large private garden • Two separate single garages • Car space • Viewing essential •

Price £625,000



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



GENERAL INFORMATION

An individually designed and constructed executive four/six bedroomed detached residence enjoying a much sought after and favoured location within the highly popular suburban area known as Chellaston. Offering a peaceful, secluded garden and extensive accommodation.

The property has been meticulously maintained and skilfully extended by its current owner to provide delightful accommodation, ideal for a family and offering the benefits of a gymnasium and indoor heated swimming pool. Internally it extends to entrance hall with ground floor cloakroom, good sized study with home office / fifth bedroom, large extended family room with two double French doors providing access to a delightful garden. There is a good sized family living kitchen being comprehensively equipped with oak fitted units and integrated appliances, there is a separate dining area and separate seating area.

Adjacent there is an additional sitting room / guest room which could potentially form dependants relative accommodation, linked to the gymnasium/bedroom and shower room attached, which could easily form a guest suite with en-suite facilities. There is an indoor swimming pool within a delightful conservatory. To the first floor there are four generous bedrooms, a family bathroom and a luxury en-suite to the master bedroom.

Outside is a particularly large private garden with granite patio, lower level lawns with borders, vegetable garden, large timber garden shed, greenhouse and store. There are two separate single garages and ample car standing space (for up to eight cars).

The sale provides a very genuine opportunity for a discerning purchaser to acquire this well appointed family home in a much sought after and favoured mature location within a popular suburban area of Chellaston and within Chellaston school catchment. Offering peace and seclusion, situated at the bottom of the no through Sinfin Moor Lane, well worthy of further inspection.

LOCATION

Chellaston boasts a wide range of enviable local facilities with recently added comprehensive shopping, local schools and senior school. Swift access is also gained to the A50 linking to the motorway networks of the M1 and M6.

ACCOMMODATION

ENCLOSED PORCH

With storage cupboards off.

INNER HALLWAY

With oak floor. Stairs to the first floor off. Decorative dado rail. Central heating radiator. Decorative coving.

CLOAKROOM

With oak floor. Wash hand basin and WC. Central heating radiator.

STUDY / SECOND SITTING ROOM/FIFTH BEDROOM 4.37m x 2.79m (14'4" x 9'2")

With oak floor. Central heating radiator.

LOUNGE 5.75m x 8.75m (18'10" x 28'8")

Skilfully extended large living room with two French doors providing access to the patio areas, ideal for alfresco dining. There are two sky lights ensuring lots of light. A wall mounted log effect gas fire. Four central heating radiators. Oak floor.

LIVING DINING KITCHEN 3.25m x 10.19m (10'8" x 33'5")

KITCHEN AREA

Being comprehensively equipped with quality range of oak fitted units comprising twin bowl sink unit with mixer taps over, base cupboard beneath. A comprehensive range of drawer units and all with a granite work surface with granite splash back. Comprehensive wall mounted cupboards and glazed china display cupboards. Tall pantry cupboard. Inset integrated dishwasher. Large range type cooker with extractor hood to be included in the sale. Please note the fridge freezer if not included in the sale but there is a housing unit capable of taking an American style fridge freezer, subject to measurements. Tiled floor. Decorative spot lighting.

ADJACENT DINING AREA

With central heating radiator. Tiled floor.

FORMAL LIVING AREA

With French door providing access to a delightful granite patio. Central heating radiator. TV point.



UTILITY ROOM 2.00m x 2.75m (6'7" x 9'0")

With tiled floor. Inset sink unit with mixer taps over, base cupboards beneath with work surfaces over and tiled surrounds. Range of wall cupboards. Automatic washing machine. Tumble dryer point. Spot lighting. Velux roof light. Door to the garage. Central heating radiator.

GUEST ROOM 2.2m x 6.75m (7'3" x 22'2")

With tiled floor. French door providing access to patio. Central heating radiator. Decorative spot lighting. Please note this room could form a superb living room for a dependant relative.

GYM/SIXTH BEDROOM 4.16m x 4.22m (13'8" x 13'10")

With tiled floor. Two central heating radiators. Again this could form a delightful bedroom for a dependant relative.

SHOWER ROOM/EN-SUITE

With low level WC, vanity wash hand basin and shower cubicle with tiled surrounds and electric shower over. Tiled floor. Decorative spot lighting. Extractor fan.

CONSEVATORY / SWIMMING POOL 5.1m x 8.5m (16'9" x 27'11")

With recently tiled surrounds. Inset swimming pool. Three sets of French doors providing access to the garden and patio area. Please note the heating element has failed and will need to be replaced.

FIRST FLOOR

BEDROOM ONE 3.2m x 4.7m plus lobby (10'6" x 15'5" plus lobby)

With comprehensively fitted built-in wardrobes with storage cupboards over and matching dressing table with chest of drawers. Central heating radiator.

LUXURY RE-FURBISHED EN-SUITE

With quality fittings throughout offering vanity wash hand basin, low level WC and shower cubicle with glazed screen and power shower over. Tiled floor. Central heating radiator. Heated chromed towel rail. Electric shaver point. Decorative spot lighting.

BEDROOM TWO 4.65m x 5.7m (15'3" x 18'8")

With built-in wardrobes. Laminated floor. Central heating radiator. Decorative coving.

BEDROOM THREE 4.2m x 2.36m (13'9" x 7'9")

With central heating radiator. Built-in wardrobe.

BEDROOM FOUR 3.3m x 3.8m (10'10" x 12'6")

With central heating radiator.

BATHROOM

Superior bathroom with low level WC, vanity wash hand basin with cupboards and marble work surfaces. Panelled bath with shower over, tiled surrounds and glazed side screen. Central heating radiator.

OUTSIDE

Outside there is a delightful garden with granite patio, lower level lawns with well stocked flowering beds and borders, vegetable garden and large **TIMBER SHED 2.51m x 5.4m (8'3" x 17'9")** with power and lighting/sockets. Large greenhouse with covered-way adjacent.

GARAGE ONE 4.3m x 2.65m (14'1" x 8'8")

With roller shutter door. Power and lighting. Boilers providing domestic hot water and servicing the central heating system and heating the pool.

GARAGE TWO 4.8m x 2.3m (15'9" x 7'7")

With up and over door to front. Note there is separate access to garage tow and the and rear garden.

PLEASE NOTE - The area where the garages are provides an excellent opportunity for the erection of a bungalow, subject to planning and building regulation approval.

COUNCIL TAX BAND

DIRECTIONAL NOTE

The approach from Derby proceed along the main Osmaston Road travelling through Allenton and Shelton Lock. When entering Chellaston take a turning right into Sinfin Moor Lane where the property is situated at the end, of what is now a cul-de-sac, on the left hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office (DM/JO)



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Approximate Gross Internal Area :- 249.94 sq m / 2690.33sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	77
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
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MATLOCK
LETTINGS
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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
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620
 Tel: 01283 520490
 Tel: 01629 823489

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