

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

79 Montague Way Chellaston, Derby, DE73 5AS



Most impressive large executive detached five bedroom residence occupying a sought after location in Chellaston

- Large executive detached family home • Extremely spacious and versatile accommodation • Feature entrance hall with cloak cupboards and w.c. • Beautifully sized sitting room and separate formal dining room off • Stunning open plan living kitchen with utility off and separate study • Feature first floor galleried landing • Five good sized bedrooms - master and guest bedroom two with en-suite shower rooms • Separate family bathroom • Impressive mature garden • Driveway and double garage
- **VIEWING ESSENTIAL** •

Price £535,000



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GENERAL INFORMATION

An outstanding opportunity to acquire this fabulous David Wilson built home within a popular estate in sought after Chellaston. This particular model known as "The Glidewell" offers approximately 2,300 sq feet of living space and is beautifully designed, ideal for a large family with spacious and extremely well proportioned living accommodation.

Internally the property comprises, most impressive entrance hall with feature staircase to first floor and two useful cloak cupboards, guest cloakroom, beautiful sitting room with feature fireplace, separate formal dining room, study/family room, fabulous open plan living kitchen with utility off. The first floor features an impressive full galleried landing with useful area for a study, master bedroom with en-suite shower room, guest bedroom two with en-suite shower room, three further bedrooms and family bathroom. Please note all bedrooms benefit from fitted wardrobes which is a rarity for some new builds.

Outside the property is set back behind an attractive foregarden with adjacent driveway leading to the double garage. To the rear is a well established garden mainly laid to lawn with well stocked borders and patio. For an estate property, the garden offers a good degree of privacy.

LOCATION

Chellaston is a popular suburb of Derby noted for its good schooling including Holme Fields Primary and Chellaston Academy Secondary School. Chellaston centre has a good selection of shops, pubs, eateries, regular bus service to Derby city centre and easy access on to the A50 linking to the M1 and A38. It is also ideal for easy access to East Midland's Airport.

ACCOMMODATION

ON THE GROUND FLOOR

Panel entrance door with double glazed side lights providing access to:

MOST IMPRESSIVE ENTRANCE HALL

With feature staircase leading to first floor, radiator, telephone point, recessed ceiling spotlighting, two useful fitted cupboards, panel door to:

GUEST CLOAKROOM

With a white suite comprising, low flush w.c., pedestal wash hand basin, radiator, recessed ceiling spotlighting, extractor fan.

BEAUTIFULLY SIZED SITTING ROOM 5.44m x 4.89m (17'10" x 16'1")

Feature fireplace incorporating living flame fitted gas fire, two radiators, TV and telephone points, upvc double glazed French doors to rear garden with matching side lights, twin multi pane doors to:

FORMAL DINING ROOM 3.83m x 3m (12'7" x 9'10")

Radiator, two upvc double glazed windows to front, twin panel doors to hallway.

STUDY/FAMILY ROOM 3.76m x 2.12m (12'4" x 6'11")

Radiator, two upvc double glazed windows to front.

FABULOUS OPEN PLAN LIVING KITCHEN 6.9m x 4.56m (22'8" x 15'0")

Comprising:

DINING AREA

Having radiator, feature tiled flooring, telephone point, upvc double glazed French windows with side lights to garden.

KITCHEN AREA

Having an L-shaped granite effect preparation surface having tiled surrounds, inset 1¼ sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, integrated fridge freezer and dishwasher, inset four plate gas hob with extractor hood over, adjacent AEG fan assisted electric



double oven and grill, feature matching island/breakfast bar with granite effect work top, fitted base cupboard and drawers, radiator, continuation of the tiled flooring, recessed ceiling spotlighting, upvc double glazed window to rear and door to:

UTILITY ROOM

Again with matching worktop, tiled surrounds, inset stainless steel sink unit, fitted base cupboard and complementary wall mounted cupboards, appliance spaces suitable for a washing machine and tumble dryer, wall mounted gas fire boiler, radiator, extractor fan, panel and glazed door to side.

ON THE FIRST FLOOR

STUNNING FEATURE GALLERIED LANDING

With painted wooden balustrade, seating/potential study area, two radiators, recessed ceiling spotlighting, access to loft space, feature arch, upvc double glazed window to front and door to:

MASTER DOUBLE BEDROOM 5.56m x 3.68m (18'3" x 12'1")

Radiator, TV point, fitted wardrobes, two upvc double glazed windows to front and door to:

EN-SUITE SHOWER ROOM

Partly tiled with a white suite comprising low flush w.c., pedestal wash hand basin, double cubicle with integrated shower, radiator, extractor fan, shaver point, upvc double glazed window to side.

DOUBLE GUEST BEDROOM TWO 3.8m x 2.85m (12'6" x 9'4")

Radiator, built in wardrobe, two upvc double glazed windows to front and door to:

EN-SUITE SHOWER ROOM

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, shower cubicle with integrated shower, radiator, extractor fan, shaver point.

DOUBLE BEDROOM THREE 3.85m x 3.68m (12'8" x 12'1")

Radiator, built in wardrobe, upvc double glazed window to rear.

DOUBLE BEDROOM FOUR 3.81m x 2.7m (12'6" x 8'10")

Radiator, built in wardrobe, two upvc double glazed windows to front.

BEDROOM FIVE 3.66m x 2.34m (12'0" x 7'8")

Radiator, built in wardrobe, upvc double glazed window.

BATHROOM 2.74m x 2.11m (9'0" x 6'11")

Partly tiled with a white suite comprising low flush w.c., pedestal wash hand basin, panel bath, separate shower cubicle with integrated shower, radiator, shaver point, extractor fan, upvc double glazed window to side.

OUTSIDE & GARDENS

To the rear of the property is a pathway/patio overlooking a very well manicured lawn with herbaceous borders containing plants and shrubs. There is an attractive foregarden with neat hedging and adjacent driveway leading to the:

DOUBLE GARAGE

COUNCIL TAX BAND & SCHOOL CATCHMENTS

Derby City council - Band F.

Chellaston Junior and Primary School and Chellaston Academy Secondary School catchment.

DIRECTIONAL NOTE

From Derby office proceed out of town along Osmaston Road passing through Allenton and Shelton Lock. On entering Chellaston turn right at the traffic island onto Parkway, follow this road around which becomes Montague Way and the property will be tucked away on the left hand side.

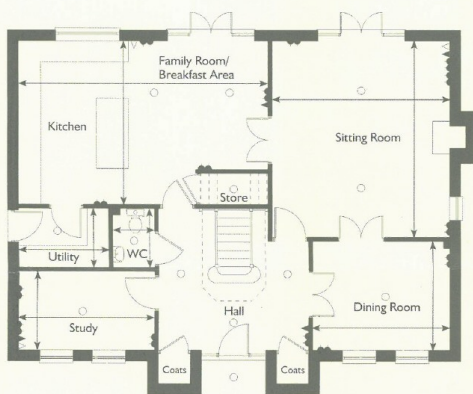
VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).

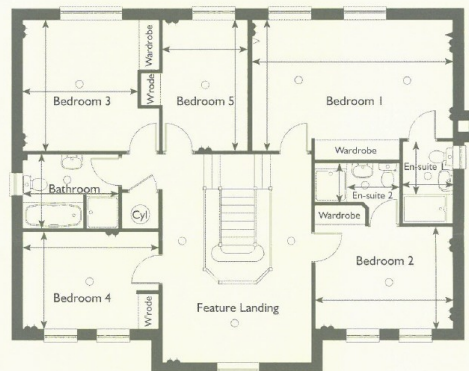


THE GLIDEWELL

HS84B-3



Ground Floor



First Floor

Ground Floor	Metric	Imperial
Sitting Room	4891 x 5455	161' x 171 1"
Dining	3773 x 3000	125' x 9 10"
Study	3773 x 2150	125' x 7 1"
Kitchen/Family Room /Breakfast	6909 x 4555	228' x 14 11"
WC	1122 x 1600	3'8" x 5'3"
Utility	2500 x 1600	8'2" x 5'3"

First Floor	Metric	Imperial
Bedroom 1	5563 x 3656	18'3" x 12'0"
En-suite 1	1375 x 1500	4'6" x 4'11"
Bedroom 2	3807 x 2861	12'6" x 9'5"
En-suite 2	1478 x 1100	4'10" x 3'7"
Bedroom 3	3238 x 3656	10'7" x 12'0"
Bedroom 4	3807 x 2700	12'6" x 8'10"
Bedroom 5	2335 x 3656	7'8" x 12'0"
Bathroom	2729 x 2099	8'11" x 6'11"

* = maximum

Key

- Ceiling Lighting ○ Single switched socket outlet ▲
- TV aerial outlet △ Double switched socket outlet ▲▲
- Telephone outlet ▲▲



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	84
(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 particular 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.

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