

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 39 West Avenue South Chellaston, Derby, DE73 5SH



**A beautiful five bedroom detached period residence occupying a third of an acre (approx) plot with OUTLINED PLANNING CONSENT FOR THE ERECTION OF TWO SIZEABLE DETACHED DWELLINGS**

- A superb opportunity • Two sought after building plots • Beautiful existing five bedroom home • Spacious hall and guest cloakroom • Three reception rooms and kitchen • Five bedrooms and bathroom • Coach house/ garage • Extensive driveway and foregarden • Overall plot measures just over one third of an acre •

**Price £625,000**



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## GENERAL INFORMATION

A beautiful period five bedroom detached residence occupying a plot measuring just over one third of an acre sold with the benefit of outlined planning consent for the erection of two detached dwellings in the rear garden. The existing home has some impressive original features with accommodation comprising spacious entrance hall, fitted guest cloakroom, three reception rooms and breakfast kitchen. The first floor landing leads to five bedrooms and bathroom. The property currently sits on an elevated plot at the end of West Avenue South set back behind an attractive foregarden with adjacent driveway giving access to a coach house. The rear garden is very large and mainly lawned.

There is currently outlined planning consent passed for the erection of two detached dwellings in the rear garden. The architects planning, design and access statement states the property once constructed would have a gross internal area of approximately 1700 square feet and be large enough to accommodate four bedrooms and good sized living space to the ground floor. Further details can be found on the Derby E-Planning website with the reference number 18/01650/OUT.

## LOCATION

The property's location is on a quiet tree lined street close to the heart of Chellaston centre. There is an excellent selection of shops and facilities as well as a reputable primary and Chellaston Academy at

secondary level, a regular bus service and easy access onto the A50, A38 and M1.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

Attractive panelled and glazed entrance door with decorative side and fan lights provides access to:

#### **MOST IMPRESSIVE SPACIOUS ENTRANCE HALL**

With central heating radiator, quarry tiled floor covering, coved cornice, picture rail and ceiling rose, impressive staircase to first floor, panelled door to:

#### **FITTED GUEST CLOAKROOM/UTILITY**

With low flush w.c., pedestal wash hand basin with tiled surrounds, plumbing for automatic washing machine, central heating radiator, understairs storage cupboard, two windows to rear elevation.

#### **SITTING ROOM 5.18m x 4.73m (17'0" x 15'6")**

The former measurement being taken into the beautiful feature cant bay window to front. Central heating radiator, coved cornice, picture rail and ceiling rose, stripped wooden floorboards, four windows to side elevation.

#### **LOUNGE 4.58m x 3.78m (15'0" x 12'5")**

The former measurement being taken into impressive box bay window to rear elevation incorporating panelled and glazed door and matching window, central heating radiator, stripped wooden floorboards, coved cornice, picture rail and ceiling rose, telephone jack point, window to side elevation.



**DINING ROOM 4.99m x 3.81m (16'4" x 12'6")**

The former measurement being taken into the feature cant bay window to front. Central heating radiator, oak floor covering, coved cornice, picture rail and ceiling rose, window to side elevation, open access to:

**KITCHEN 4.14m x 3.79m (13'7" x 12'5")**

With rolled edge preparation surfaces having tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards including leaded China display cabinet, inset four plate gas hob with extractor hood over, built-in oven and grill beneath, appliance spaces suitable for fridge freezer and dishwasher, central heating radiator, telephone jack point, window and door to rear elevation.

**ON THE FIRST FLOOR**

**FEATURE HALF LANDING**

With window seat offering views over the garden.

**SEMI GALLERIED LANDING**

With continuation of feature balustrade, access to loft space.

**BEDROOM ONE 4.29m x 3.84m (14'1" x 12'7")**

With central heating radiator, window to front elevation.

**BEDROOM TWO 4.02m x 3.86m (13'2" x 12'8")**

With central heating radiator, window to rear elevation.

**BEDROOM THREE 3.83m x 3.62m (12'7" x 11'11")**

With central heating radiator, window to front elevation.

**BEDROOM FOUR 3.79m x 2.62m (12'5" x 8'7")**

With central heating radiator, window to rear elevation.

**BEDROOM FIVE 2.87m x 2.12m (9'5" x 6'11")**

With central heating radiator, window to front elevation.

**BATHROOM 2.77m x 1.86m (9'1" x 6'1")**

Tiled with a suite comprising low flush w.c, pedestal wash hand basin, panel bath with shower attachment, separate shower cubicle with Triton shower, central heating radiator, two double glazed roof lights.

**OUTSIDE & GARDENS**

The property currently occupies a plot of just over one third of an acre located at the end of West Avenue South set up on an elevated position with attractive shaped foregarden, well stocked borders, tarmac driveway leading to:

**DETACHED COACH HOUSE/GARAGE**

The main gardens lie to the rear of the property and incorporate an extensive lawn bounded by trees and hedging.

**OUTLINED PLANNING CONSENT**

The property is sold with the benefit of outlined planning consent for two detached dwellings in the garden according to the Planning, Design and Access





Statement, these will offer a gross internal area of approximately 1700 square feet to comprise four bedrooms with ample living space. The access will be down the side of the existing house and coach house, culminating in parking areas to the front of the property. The proposed dwellings will also have pleasant rear gardens. Prospective buyers are advised to go on the Derby City Council E-Planning website for further details where the reference number is 18/01650/OUT.

will be located at the end of the road on the left hand side.

### VIEWING

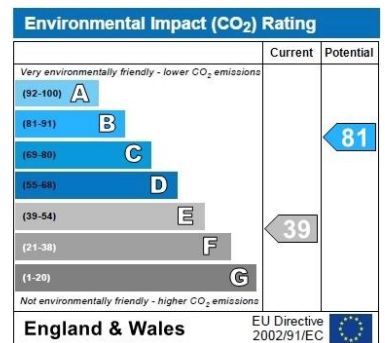
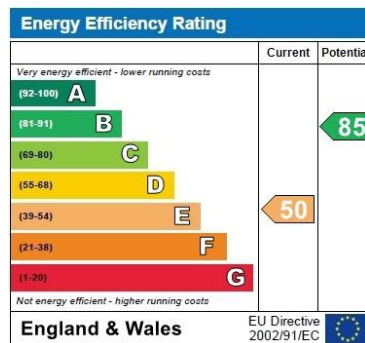
Strictly by appointment through Scargill Mann & Co - Derby office (BA/TS).

### **COUNCIL TAX BAND**

Derby City Council - Tax Band E.

### **DIRECTIONAL NOTE**

Approach from our Derby office is to proceed out of town along Osmaston Road passing through Allenton and Shelton Lock. Upon entering Chellaston turn right into West Avenue South where the property



### **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.*

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