



**9 Henshall Drive  
Chellaston  
Derby  
DE73 6WU**

**Price £419,950**

- SUPERB PLOT/VIEWING ABSOLUTELY ESSENTIAL TO APPRECIATE
- BEAUTIFULLY PRESENTED AND SITUATED
- IMPRESSIVE LANDSCAPED GARDEN
- SPACIOUS LOUNGE
- SPACIOUS DINING KITCHEN
- UTILITY AND CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- EXCELLENT DRIVE AND GARAGE



## GENERAL INFORMATION

### THE PROPERTY

This beautifully presented and neutrally decorated four-bedroom detached residence is superbly situated. Located off a private driveway and adjacent to woodland, this spacious family home will impress. The impressive plot offers ample parking and a garage, lovely landscaped garden to the rear, with paved and decked terraces.

An internal inspection of the double-glazed and gas centrally heated accommodation will reveal light and airy accommodation. There is a spacious entrance hallway with a guest cloakroom and stairs off, a lounge with French doors opening out into the garden, a large dining kitchen with ample space for a dining table and chairs and even a sofa, and a utility with a door to the rear.

On the first floor are three double bedrooms and a further single bedroom. The principal bedroom has fitted wardrobes and an en-suite shower room.





## LOCATION

Chellaston is a sought-after location, especially for families, due to its excellent schooling. It offers an abundance of local amenities, with supermarkets, eateries, hairdressers, pharmacy and public inns. There are excellent countryside walks and children's parks. There are great transport links to Derby city centre, and for those who travel via car the A50 is a short drive away offering connections to the A38, A52, A6 and M1

## ACCOMMODATION

Entrance door opening through to an attractive hallway.

## HALLWAY

With wood effect flooring, useful storage cupboard, stairs off to first floor, double doors lead through to lounge, further

double doors lead through to the dining kitchen and a further door opens through to the guest cloakroom.

## GUEST CLOAKROOM

Which is equipped with a W.C. and a hand wash basin.

## LOUNGE

6.45m x 3.61m (21'1" x 11'10")

Has a window to the front aspect, French doors with glazed side panels opening out onto the rear patio area, radiator and ceiling light point.

## SPACIOUS KITCHEN DINER

6.43m x 3.48m (21'1" x 11'5")

Has windows to both front and rear aspects, there is a matching range of wall cupboards and base units, attractive worktops are inset with a four ring electric hob and a one and a

quarter sink with side drainer, mixer taps over, integrated appliances include a fridge freezer, there are ceiling light points, ample space for table, chairs and sofa, attractive flooring, radiator and a further door opening through to the utility.

## UTILITY

1.94m x 1.84m (6'4" x 6'0")

Has a door to the rear, matching wall and base units, the domestic hot water and central heating boiler is housed here, there is space for a tumble dryer and provision for washing machine.

## FIRST FLOOR

## LANDING

With doors leading off to:





#### BEDROOM ONE

3.86m x 3.0m (12'7" x 9'10")

Has a window to the front aspect, ceiling light point, radiator, built in wardrobes with mirror sliding doors and a door leading off to the en suite .

#### EN SUITE

Has an obscure window to the front aspect, large walk in shower with glazed screen, pedestal hand wash basin and W.C., there are tiled surrounds, matching tiled flooring, chrome heated towel rail and mirror.

#### BEDROOM TWO

3.66m x 2.82m (12'0" x 9'3")

Has a window to the rear aspect with views over the garden, radiator and ceiling light point.

#### BEDROOM THREE

3.58m x 2.62m (11'8" x 8'7")

Has a window to the front aspect, radiator and ceiling light point.



#### BEDROOM FOUR

2.44m x 2.36m (8'0" x 7'8")

Has a window to the rear aspect, radiator and ceiling light point.

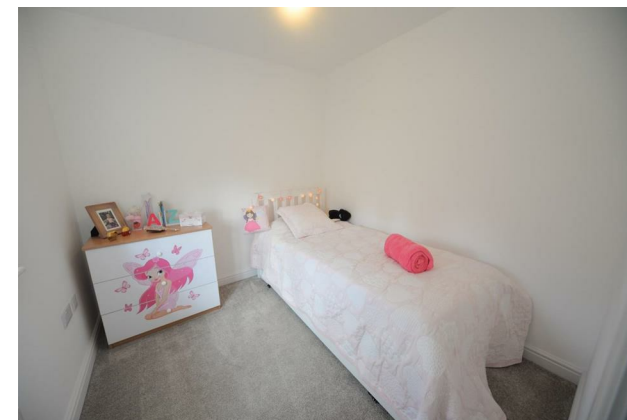
#### FAMILY BATHROOM

2.54m x 1.98m (8'3" x 6'5")

Has a window to the front aspect and is equipped with a panelled bath, separate fully tiled shower enclosure, W.C. and vanity unit housing a hand wash basin, there are tiled surrounds with matching floor tiles and chrome heated towel rail.

#### OUTSIDE

With out a doubt this property is beautifully situated with a Tarmac driveway leading to a single garage with up and over door, further parking space and turning circle. Gates lead down to the side of the house to the fully enclosed rear garden which is beautifully landscaped with paved patio areas, neatly manicured lawn edged with raised beds full of shrub planting, decked terrace and gravel



borders, a lovely space to enjoy the warmer summer days, paved patio area and an attractive gravel area.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

South Derbyshire District Council - Band E

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains



Sewage - Mains  
Broadband supplier

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION 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.

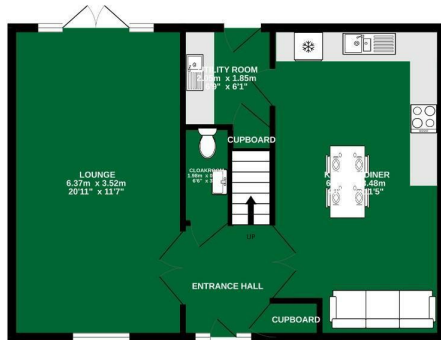
#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW\_08/2024) A

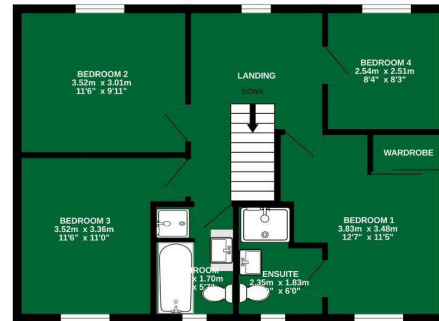
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)