

Chestnut Avenue  
Chellaston, Derby, DE73 6RW



Located in arguably one of Chellaston's more popular and highly respected locations, this charming Victorian semi-detached property is deceptively spacious with lovely original features including high ceilings, bay window, period style fireplaces and replacement period style radiators.

Offers in Excess of £255,000

John German 

Entrance to the property is via an entrance lobby located on the side of the property and featuring a high coved ceiling, stripped pine original doors and a large built in cloaks cupboard.

The lounge overlooks the front elevation via an impressive square bay with double glazed windows there are high coved ceilings, a period style radiator, tiffany style wall lights and a feature Victorian style cast iron fireplace with a patterned tile back, granite hearth and an elegant wooden surround.

The dining room is a spacious multi purpose space with room for a dining set and occasional seating again with high coved ceilings, dado rail, period style radiator, a double glazed windows to both the rear and side elevations, a period style cast iron fireplace and ornate surround. An original stripped pine door leads off to the stairwell and a matching door opens into the kitchen.

The kitchen is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in oven with four ring gas hob, integrated dishwasher and spaces for a microwave, fridge freezer, washing machine and tumble dryer. There is Cornish slate tiled floor, double glazed windows to the rear and side elevations, a modern vertical radiator and an entrance door opening out onto the rear patio.

An enclosed staircase leads to the first floor landing with access to the roof space, coved ceilings, radiator, a double glazed window to the side and stripped pine doors leading off to the bedrooms and bathroom.

Bedroom one has two double glazed windows to the front and has two built-in double wardrobes incorporated into panelling to dado rail height, coved ceiling, central heating radiator. Bedroom two has a period style fireplace, double glazed window to the rear and a built-in over stairs storage cupboard. Bedroom three has a double glazed window to the rear and a central heating radiator.

The family bathroom is fitted with a three piece suite comprising low flush W.C, pedestal wash basin and a panelled bath with shower over, ceramic tiling to half wall height (full height to shower area), opaque double glazed window to the side, central heating radiator.

Outside the property is located on a private road with a fairly narrow tarmaced driveway to the side and off road parking in front of the property. Gated access to the side leads to the fully enclosed rear garden which enjoys a good degree of privacy as it backs onto the a cycle path with trees and shrubs running along the side of the path providing security and privacy. The garden is mainly laid to lawn with a paved patio area and raised flower beds.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG01052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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