

Kestrel Close, Chellaston, Derby. DE73 7AD

£580,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are thrilled to present this exceptional five-bedroom executive detached home, situated in the highly sought-after area of Chellaston. Offering spacious, stylish, and versatile living throughout, this beautifully presented property is finished to an impeccable show home standard—perfectly suited to families or those with extended living needs.

Upon entering, you are welcomed by a bright and spacious reception hall leading to a dedicated study, a cosy snug, and a contemporary guest cloakroom. The heart of the home is the stunning open-plan living kitchen—perfect for entertaining and family life—complemented by a separate living room and a practical utility room. An attached double garage provides additional convenience and storage.

On the first floor A striking gallery landing gives access to four generous double bedrooms, including a guest bedroom with a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Second Floor: The top floor is dedicated to an impressive master suite, featuring a spacious master bedroom, a luxurious bathroom, and a large dressing room—currently used as such, but equally ideal as a nursery or home office.

Externally to the rear, the property boasts a beautifully landscaped, contemporary garden designed with family living and entertaining in mind. To the front, the home enjoys a pleasant green outlook, positioned on the edge of this modern residential development.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer in this truly outstanding home.

## FEATURES

- Impressive Master Suite with Shower Room and Dressing Area
- Conveniently Placed For Local Amenities
- Five Bedrooms - Two En Suite Rooms & Family Bathroom
- Executive Detached Family Home
- Beautiful Open Plan Living Kitchen
- Double Garage & Driveway Parking
- Stylishly Landscaped Rear Garden
- Council Tax Band F



# ROOM DESCRIPTIONS

## Location

Chellaston itself boasts a variety of shops, cafes, and leisure facilities, providing everything needed for day-to-day living. For commuters, Derby city centre is just a short drive away, offering extensive shopping, dining, and cultural attractions, along with excellent rail and road links including easy access to the A50 and M1 motorway.

The area is also well served by public transport and offers nearby green spaces and parks, perfect for outdoor activities and family walks. Overall, this location perfectly combines suburban tranquility with convenient connectivity, making it an excellent place to call home.

## Ground Floor

### Entrance Hall

The property is entered via a stylish composite front door with adjoining side windows, flooding the space with natural light. This bright and spacious reception area features an attractive Amtico-style tiled floor, a wall-mounted radiator, and a centrally positioned carpeted staircase rising to the first floor. A useful under-stairs storage cupboard completes the space, offering practical everyday convenience.

### Study

2.38m x 2.32m (7' 10" x 7' 7") A well-proportioned home office featuring a double-glazed window to the front elevation, allowing for plenty of natural light. Finished with a stylish wood floor covering and a wall-mounted radiator, this space is ideal for remote working or quiet study.

### Sitting Room

3.09m x 2.76m (10' 2" x 9' 1") A cosy and versatile second reception room, featuring a double-glazed window to the front elevation, wall-mounted radiator, and TV point. Perfect as a reading room, playroom, or informal lounge.

### Guest Cloakroom / WC

A stylishly appointed guest cloakroom fitted with a low-level WC and a corner-mounted pedestal wash hand basin with chrome mixer tap. Finished with attractive half-height wood panelling, a wall-mounted radiator, and ceiling-mounted extractor fan.

### Living Dining Room

6.49m x 3.56m (21' 4" x 11' 8") This well-proportioned living space flows seamlessly into the stunning open-plan living kitchen, creating a fantastic area for both relaxing and entertaining. Double-glazed French doors with adjoining side panel windows open out onto the rear garden, allowing natural light to flood the room. The space also features a wall-mounted radiator, an additional side window, TV point, designated dining area, and a high-quality wood-effect Amtico floor covering for a stylish, cohesive finish.

### Open-Plan Kitchen

5.15m x 4.23m (16' 11" x 13' 11") A standout feature of the home, this stunning open-plan living kitchen offers both style and practicality. Continuing the wood-effect Amtico flooring from the adjoining living area, the space is beautifully finished and ideal for modern family living.

Fitted with a comprehensive range of sleek wall and base units, the kitchen features modern flat-edged work surfaces incorporating a one and a half bowl sink with chrome filtered mixer/boiling water tap. High-quality integrated appliances include a dishwasher, induction hob with stainless steel extractor canopy, double oven, and fridge/freezer.

The focal point of the room is the striking central island, finished in a contrasting tone, complete with wine storage and breakfast bar seating for several people—perfect for casual dining or entertaining.

Additional features include a wall-mounted radiator, ceiling spotlights, double-glazed French doors and a window to the rear elevation, along with skylights that flood the space with natural light. An internal door leads conveniently through to:

### Utility Room

2.10m x 1.95m (6' 11" x 6' 5") A practical and well-designed utility space featuring a continuation of the kitchen cabinetry, including a useful floor-to-ceiling ladder cupboard for additional storage. Scaffold board shelving offers a touch of industrial style, while the wall-mounted combination boiler is neatly housed within a matching cupboard for a seamless look. Finished with a ceramic tiled floor, wall-mounted radiator, a double-glazed window to the side elevation, and space and plumbing for a washing machine/dryer and plumbing for a sink, this room is both functional and stylish.

## First Floor

### Gallery Landing

Accessed from the main reception hall via a centrally positioned staircase, this inviting gallery landing adds a sense of openness and light to the first floor. A double-glazed window to the front elevation provides natural light, while a wall-mounted radiator ensures comfort. The landing offers access to four generously sized double bedrooms and the family bathroom.

### Bedroom Two

3.56m x 3.31m (11' 8" x 10' 10") A spacious bedroom featuring a double-glazed window to the rear elevation that fills the room with natural light. The room includes a wall-mounted radiator, fitted double wardrobe providing ample storage, and built-in wall shelving for added convenience. An internal door offers direct access to:

### Ensuite

A modern and stylish three-piece suite comprising a low-level WC, pedestal wash hand basin, and a fully tiled shower enclosure fitted with both a mains shower and handheld attachment. The room features a tiled floor, double-glazed obscured window for privacy, recessed ceiling spotlights, extractor fan and a wall-mounted radiator.

### Bedroom Three

3.57m x 2.92m (11' 9" x 9' 7") A generously sized bedroom featuring a double-glazed window to the front elevation, allowing plenty of natural light. Equipped with a wall-mounted radiator and a fitted double wardrobe, this room offers excellent storage and comfort.

### Bedroom Four

3.15m x 2.82m (10' 4" x 9' 3") With a double-glazed window overlooking the rear elevation. Includes a wall-mounted radiator and a TV point

### Bedroom Five

3.09m x 2.10m (10' 2" x 6' 11") Currently used as an additional study, this versatile room features a double-glazed window to the front elevation and a wall-mounted radiator.

### Family Bathroom

3.10m x 1.90m (10' 2" x 6' 3") This luxurious family bathroom features a modern three-piece suite comprising a low-level WC, pedestal wash hand basin, panelled bath, and a separate standing shower enclosure. The walls are beautifully finished with tiled panels, complemented by a tiled floor covering. Additional highlights include a wall-mounted chrome heated towel rail, recessed ceiling spotlights, extractor fan, and a double-glazed obscured window for privacy.

## Second Floor

### Landing

Access from the first floor landing with wall mounted single radiator add internal door providing access to:

### Master Suite

5.90m x 5.75m (19' 4" x 18' 10") This magnificent master suite spans the entire width of the property, creating a spacious and tranquil haven. It features a double-glazed dormer window to the front elevation and Velux windows to the rear, flooding the room with natural light. The suite includes a wall-mounted radiator, TV point, and an adjoining dressing room, providing ample storage and convenience.

### Ensuite

2.95m x 2.84m (9' 8" x 9' 4") This spacious ensuite bathroom serving the master suite features a modern three-piece suite including a low-level WC, panelled bath, and a large shower enclosure. Dual 'his and hers' sinks with tiled splashbacks add a touch of luxury and practicality. The room is beautifully finished with a tiled floor covering, wall-mounted radiator, and benefits from natural light through a Velux skylight to the rear elevation. Additional features include recessed spotlights and an extractor fan to the ceiling.

### Dressing Room

This well-proportioned room features a comprehensive range of fitted wardrobes, providing excellent hanging and storage options, making it ideal as a dressing room. It also benefits from a double-glazed window to the front elevation and a wall-mounted radiator for added comfort.

## External

### Outside

To the front, the property boasts a beautifully landscaped garden, divided by a paved pathway. One side features a well-maintained lawn, while the other is adorned with vibrant planted flower beds, creating an inviting and attractive entrance. The side elevation offers a double-width driveway providing parking for up to four vehicles and leads to a double brick-built garage, complete with up-and-over doors, lighting, and power.

The rear garden has been landscaped to an exceptionally high standard and presents a stunning porcelain-tiled entertaining terrace, enhanced by a beautiful running water feature. This terrace flows seamlessly into a dedicated barbecue area with a pergola, all enclosed by fencing that offers a high degree of privacy from neighbouring properties.

The majority of the garden is laid to lawn, bordered by meticulously tended flowerbeds and contemporary structures that add visual interest throughout. A further paved patio area and a detached timber summerhouse provide additional outdoor living space.

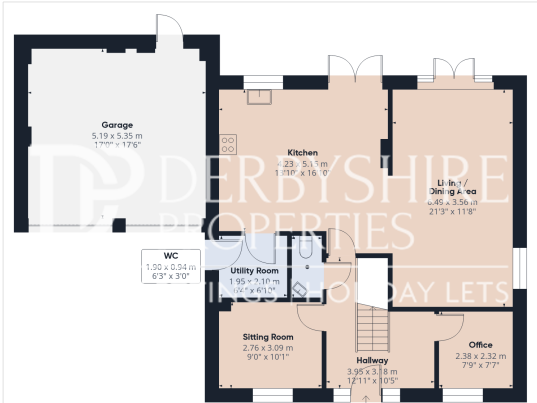
To the side elevation, there is a useful storage area with gated access to the front aspect. Decorative outside lighting, power points, and an outdoor tap complete this exceptional outdoor space, offering both functionality and style.



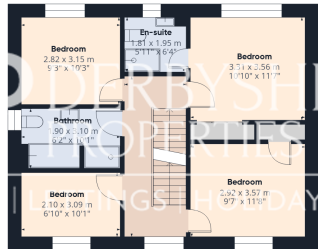




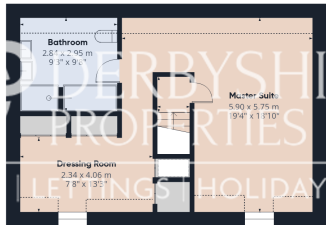
FLOORPLAN & EPC



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
211 m<sup>2</sup>  
2271 ft<sup>2</sup>  
Reduced headroom  
6.7 m<sup>2</sup>  
72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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