



High Street,  
Chellaston, Derby  
DE73 6TD

**Price Guide £235-245,000**

**Freehold**

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THIS IS A LARGE DOUBLE FRONTED PROPERTY WHICH HAS BEEN USED AS A HAIRDRESSERS WITH LIVING ACCOMMODATION TO THE REAR AND SIDE AND COULD BE ALTERED INTO A FULL RESIDENTIAL HOME IF THIS IS PREFERRED.

Being situated on High Street which is close to the centre of Chellaston village, this double fronted property offers an opportunity to be used for some form of business at the front with living accommodation at the rear and first floor or to be altered into all being used as a residential home which will have spacious ground floor living accommodation and three good size bedrooms to the first floor. If people are interested in viewing the property to use to run a business, or change into a residential home, please contact Robert Ellis who will be only too pleased to make a viewing arrangement for you to see the property for yourself. The property is well placed for easy access to all the shopping amenities provided by Chellaston as well as excellent local schools which has been one of the main reasons why people have wanted to move into the Chellaston area over recent years.

The property has an attractive appearance and is constructed of brick to the external elevations with the front being partly rendered, all under a pitched tiled roof and the well proportioned accommodation included benefits from having gas central heating and double glazing. You enter the building from the high street via the main entrance door which takes you into the reception hallway and the hairdressing salon which extends across the front of the property and this has six hairdressing stations and at the rear a wash room which has two hair washing facilities and this room leads to the main lounge which has a feature fireplace and patio doors leading into the conservatory which connects to the rear garden, there is a ground floor w.c. and a good size breakfast kitchen which is fitted with wall and base units and has integrated appliances with there being a door from the kitchen to a path at the side which provides separate access to the living accommodation. To the first floor the landing leads to the three good size bedrooms and the large bathroom which includes a separate shower and bath. Outside the gardens are at the rear of the property where there is a patio with steps leading onto the mainly lawned garden which has borders and fencing to the sides and at the bottom of the garden there is a further patio/seating area behind a picket fence where there are also two sheds which will remain at the property when it is sold.

Chellaston village is well placed for easy access to the A50 and Derby city centre and it has a number of local shopping facilities, there are the excellent schools which is another important reasons why people have wanted to live in this area over the years, there are healthcare and sports facilities, walks in the nearby South Derbyshire countryside and the transport links include the A50 which provides access to the M1 and to the West the M6, there are stations at Derby and East Midlands Parkway, East Midlands Airport is only a few miles away and there are various main roads which provide good access to Derby, Nottingham, Leicester, Loughborough and other East and West Midlands towns and cities.





### Front living accommodation

26'5 to 11'4 x 14'7 to 8'4 approx (8.05m to 3.45m x 4.45m to 2.54m approx)

You enter the building through a wood grain effect UPVC door with an inset opaque glazed panel into the hall which has tiled flooring and a Georgian glazed door leading into the open plan room which could have several uses and at the rear of this large room there is a door leading into what could be a dining area.

The front room has two double glazed windows to the front with a further double glazed window to the side. The salon area which is now not being used has six hairdressing stations with fitted shelving, power points and mirrors to the walls, two radiators, panelling to the lower part of the walls and cornice to the wall and ceiling.

### Dining Area

11'9 x 7'8 approx (3.58m x 2.34m approx)

This room is positioned in the middle of the property and has previously been used as a hair wash room and has a high level double glazed window to the side and a radiator.

### Ground Floor w.c.

Having a white low flush w.c. and a hand basin with mixer tap, radiator, opaque double glazed window and a mirror in a recess to the side wall.

### Lounge/Sitting Room

15'7 x 13'8 approx (4.75m x 4.17m approx)

The main reception room was positioned at the rear of the building and this has double glazed patio doors leading into the conservatory, coal effect gas fire set in a Minton tiled surround with a hearth, plate rail to the walls, stairs with balustrade leading to the first floor with shelving beneath and a radiator.

### Conservatory

10'3 x 4'8 approx (3.12m x 1.42m approx)

Having a part double glazed door with fitted blind leading out to the rear garden, double glazed windows with fitted blinds to the rear, tiled flooring and a polycarbonate sloping roof.

### Kitchen

11'6 to 7'8 x 12'9 to 6' approx (3.51m to 2.34m x 3.89m to 1.83m approx)

The kitchen is fitted with a stainless steel sink having a double cupboard beneath, work surface to the left side of the sink which has space and plumbing for an automatic washing machine below and a work surface to the right which incorporates a four ring hob with cupboards beneath, hood to the cooking area, double eye level oven with cupboards under and below, matching eye level wall cupboards, tiling to the walls by the work surface areas, internal window to the wash room, UPVC door with inset leaded

glazed panel leading out to the side of the property, double glazed window to the side, space for a tumble dryer or other appliances, Glow Worm wall mounted boiler, double glazed window to the rear and half double glazed door leading out to the rear garden.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and pine panelled doors leading to the rooms off the landing.

### Bedroom 1

12'4 x 11'2 approx (3.76m x 3.40m approx)

Having a double glazed window to the rear, two double built-in wardrobes with cupboards over and a radiator.

### Bedroom 2

11'2 x 8' max approx (3.40m x 2.44m max approx)

Double glazed window to the front, radiator and a built-in walk-in wardrobe with a hanging rail.

### Bedroom 3

14'6 x 10'3 to 7'2 approx (4.42m x 3.12m to 2.18m approx)

Double glazed windows to the front and side and a radiator.

### Bathroom

11'9 x 8'2 approx (3.58m x 2.49m approx)

The large bathroom has a white suite including a panelled bath with mixer tap and a hand held shower, large walk-in shower with a Mira electric shower, tiling to two walls and glazed protective screens, hand basin and a low flush w.c., half tiled walls, opaque double glazed window, radiator, double airing/storage cupboard, mirror to the wall by the sink and a mirror fronted wall cabinet.

### Outside

The garden area is at the rear of the property where there is a block paved patio and concrete area with a gate leading out to the side of the property and steps take you to the main garden where there is a seating area and a lawn which has beds to the sides and at the bottom of the garden there is a further patio area with this section of the garden separated by picket fence and gate and the garden is kept private by having fencing the boundaries. An outside water supply is provided and there is an external light at the rear of the building.

### Council Tax

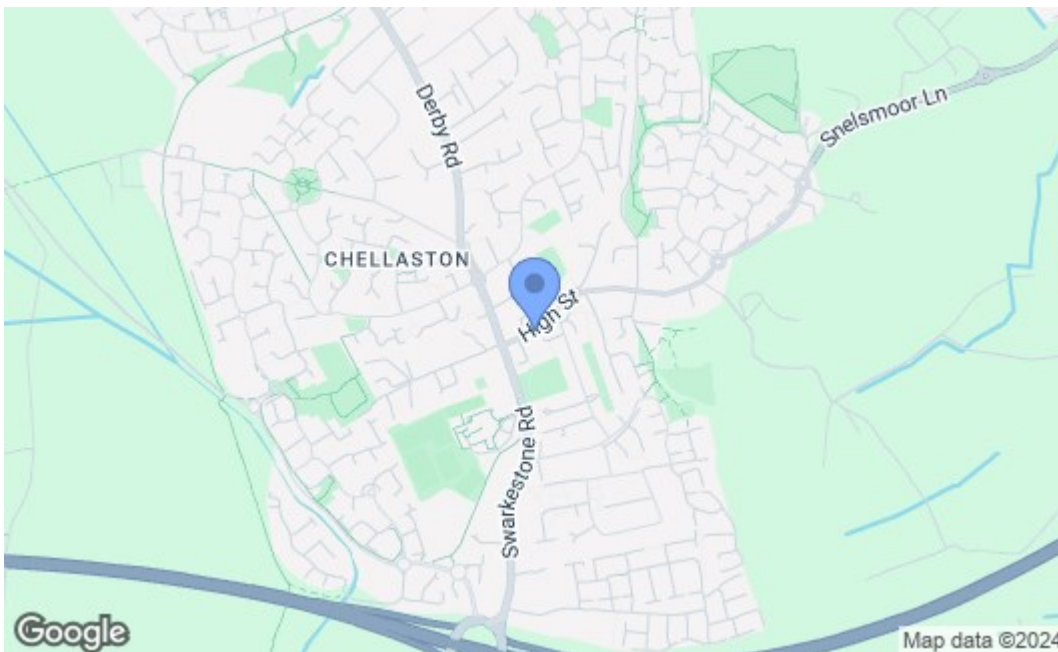
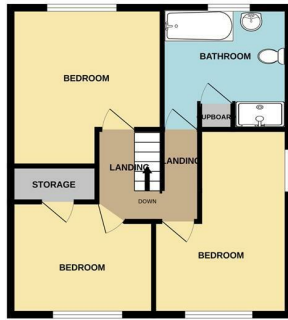
Derby Council Band A



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.