





Nestled in the charming area of Chellaston, Derby, this delightful house on Kingsgate Road offers a perfect blend of comfort and convenience. The property is situated in a friendly neighbourhood, making it an ideal choice for families and professionals alike.

The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy atmosphere that enhances the overall appeal of the home.

The kitchen is designed with functionality in mind, offering plenty of storage, making it a joy for any home cook. Adjacent to the kitchen, the dining area provides a lovely space for family meals or gatherings with friends.

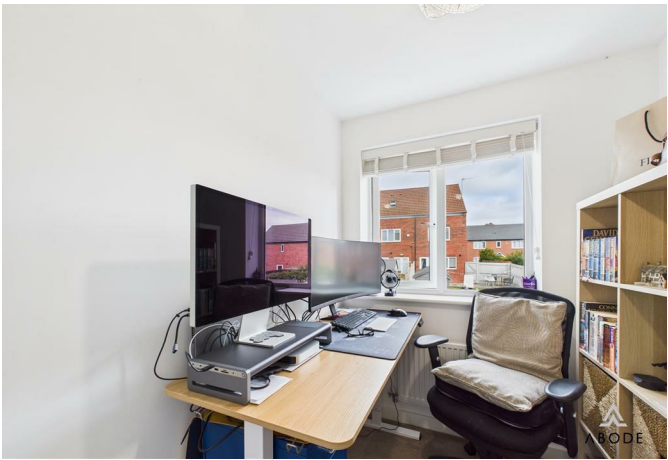
The bedrooms are generously sized, ensuring comfort and privacy for all family members. The bathrooms are well-appointed, featuring contemporary fixtures that add a touch of luxury to your daily routine.

Outside, the property benefits from a manageable garden, perfect for enjoying the fresh air or hosting summer barbecues. The location is particularly advantageous, with local amenities, schools, and parks just a short distance away, ensuring that everything you need is within easy reach.

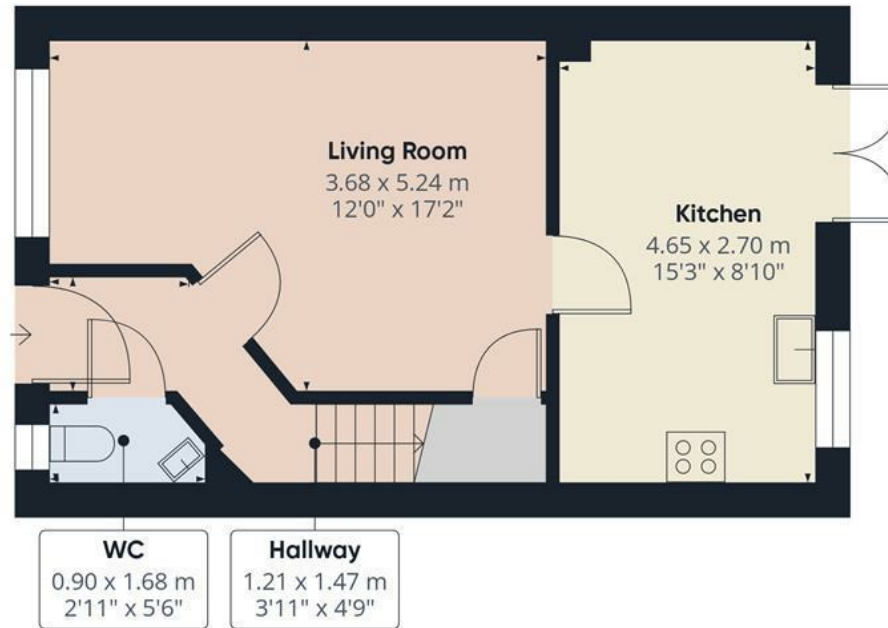
In summary, this house on Kingsgate Road is a wonderful opportunity for those seeking a welcoming home in a desirable area of Derby. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.









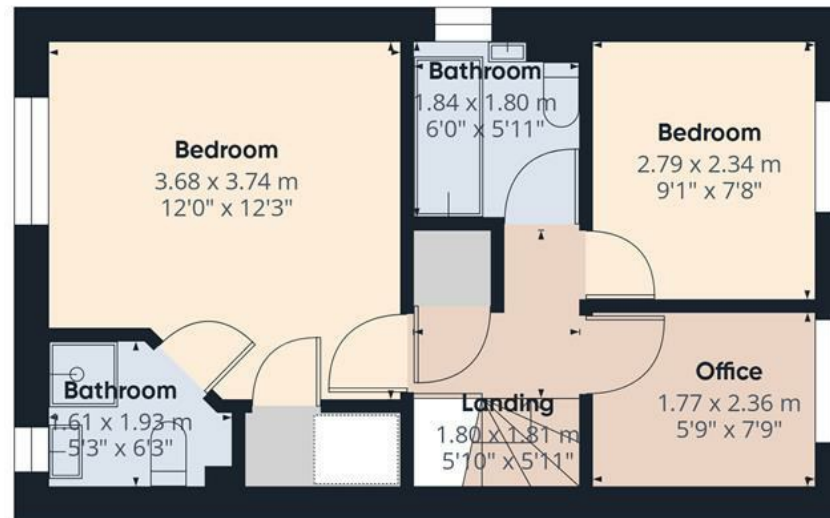


Floor 0

Approximate total area⁽¹⁾

70.2 m²

755 ft²

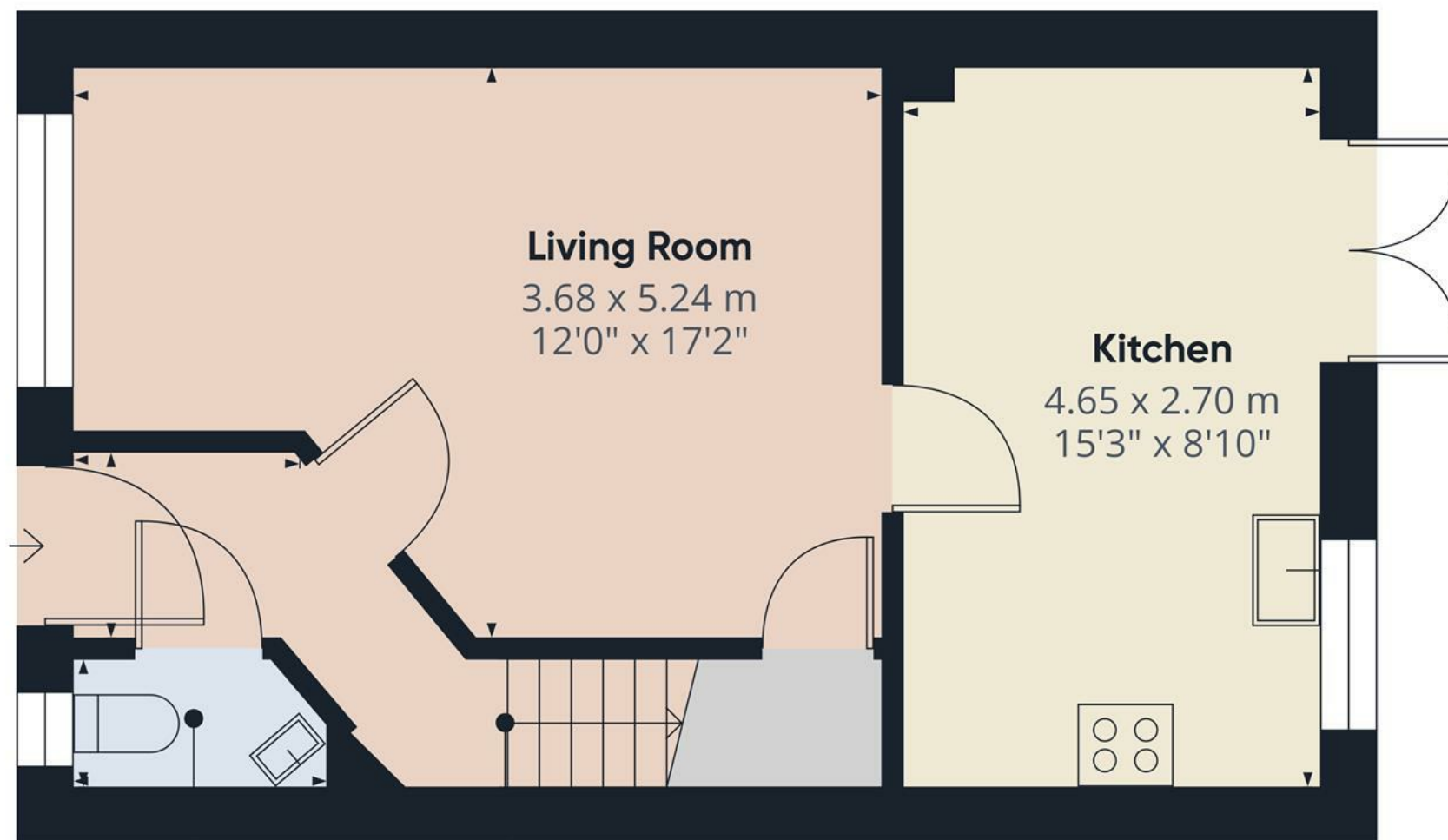


Floor 1

(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

36.7 m²

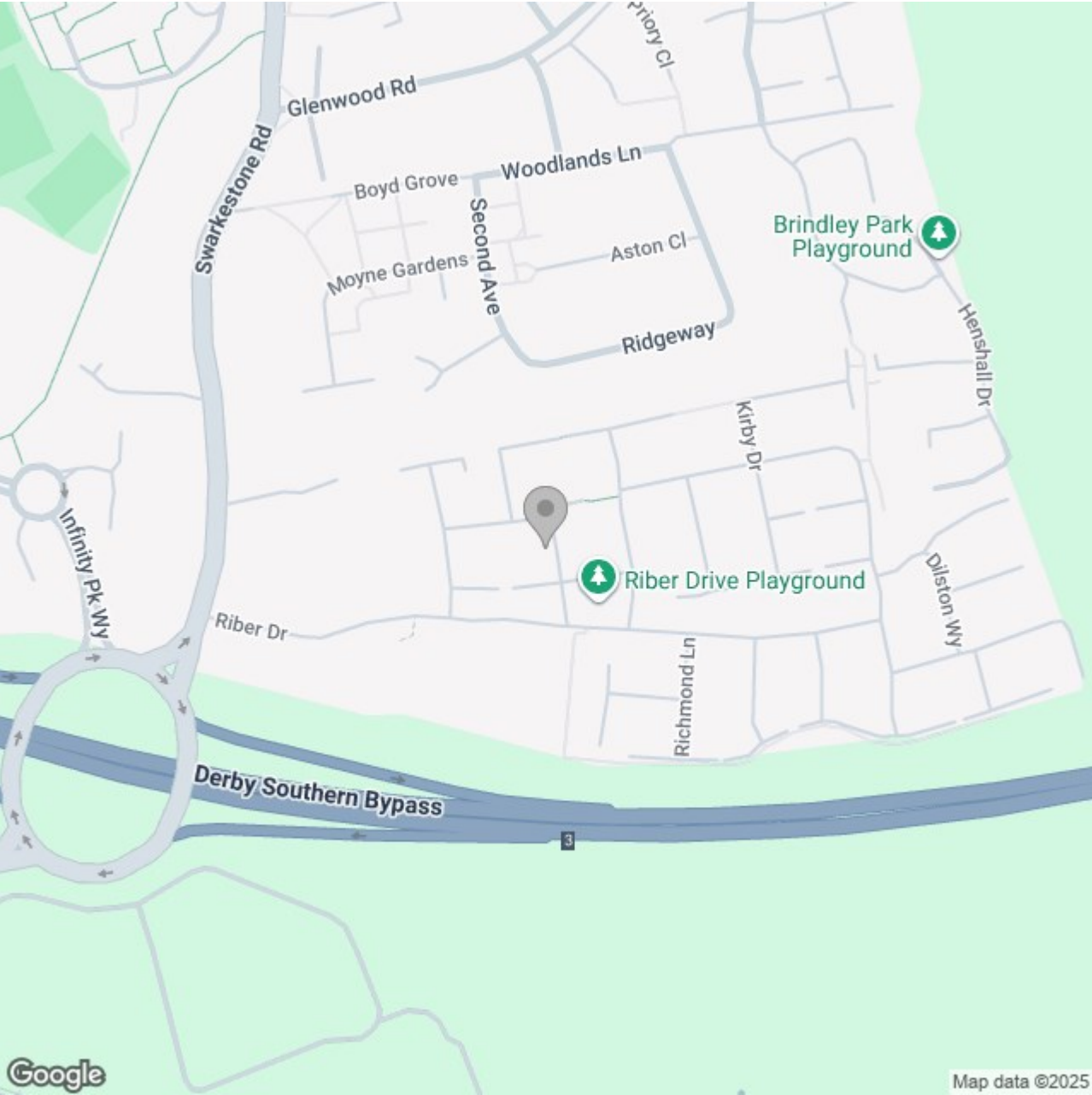
395 ft²

(1) Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 