

High Street, Chellaston, Derby
Price £192,000



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A delightful semi detached cottage occupying a superb mature landscaped plot within this sought after village . A full inspection will reveal a thoughtfully upgraded home offering sizeable high specification accommodation whilst retaining immense charm and character. Gas centrally heated and UPVC double glazed throughout this tastefully decorated property briefly comprises; reception hall, charming sitting room, dining room, well equipped kitchen, inner lobby and modern white bathroom suite. On the first floor a landing leads to three sizeable bedrooms (master bedroom with shower room en-suite). Outside is block paved courtyard parking and a well tended established private rear garden. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

Canopied Storm Porch

To:-

Reception Hall

Having composite and opaque double glazed entrance door, laminated wood effect floor, radiator, UPVC double glazed window to side aspect and staircase to first floor.

Sitting Room 13'6 x 12'11 (4.11m x 3.94m)



The focal point of the room being the feature contemporary wooden fire surround with marble hearth and matching back plate, recessed coal effect living flame fire, television and media connection points, radiator and UPVC double glazed sash style window to front aspect. Twin butler doors with bevelled edged glazing lead to the:-



Dining Room 12' x 10'8 (3.66m x 3.25m)



The focal point of the room being the part exposed brick chimney breast, natural oak laminated wood effect floor, original full height storage cupboard, radiator and UPVC double glazed window to rear aspect.



Fitted Kitchen 9'11 x 9'5 (3.02m x 2.87m)



Having a full range of cream fitted high gloss soft close wall, base and drawer units with contemporary brushed chrome handles and butchers block wood grain effect laminated rolled edge working surfaces with matching splash back, inset black glass four burner gas hob with matching electric twin fan assisted oven and grill, canopy

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extractor hood with down lighter, coloured glass splash back, concealed dish washer, larder fridge and freezer, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, built in microwave, radiator, ceiling halogen down lighters and UPVC double glazed window to rear aspect.



Inner Lobby

With wall mounted gas boiler providing domestic hot water and gas central heating, deep understairs storage cupboard, natural oak laminated wood effect floor, UPVC double glazed window to side aspect and door leading to:-

Family Bathroom 7'6 x 5'9 (2.29m x 1.75m)



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and kidney shaped deep panelled shower bath with electric shower over, hot and cold mixer tap, curved glass shower screen, complimentary ceramic tiled walls with contrasting polished ceramic tiled floor, wall mounted extractor fan, ceiling halogen down lighters, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

First Floor Landing

With access to roof space and UPVC double glazed window to side aspect.

Bedroom One 13'6 x 13' maximum (4.11m x 3.96m maximum)



Having radiator, UPVC double glazed

window to front aspect and door leading to:-



Shower Room/En Suite



Having modern contemporary white three piece suite comprising; concealed flush wc, floating white enamel wash hand basin nestling on a wood grain effect vanity unit and walk in shower with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic part tiled walls, chrome heated towel rail, contrasting ceramic tiled floor, ceiling extractor and LED down lighters.

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Bedroom Two 12'2 x 9' (3.71m x 2.74m)



Having laminated wood effect floor, built in full height airing cupboard (incorporating the pre insulated cylinder), television connection point, radiator and UPVC double glazed window to rear aspect.

Bedroom Three 9' x 7'8 (2.74m x 2.34m)



Having television connection point, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

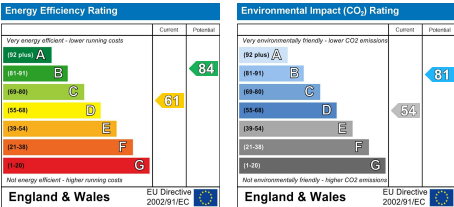
Outside



The property is occupied in a superb position close to Chellaston village centre and is sited on a sizeable mature landscaped plot. To the front is a cobbled stone style block paved fore court giving car standing space for two cars whilst at the side of the property a wooden access gate leads to a patioed court yard area with low level lighting and outside electric point, together with security lighting. This opens out to the private rear garden, enclosed by close panel fencing together with a screen of well trimmed hedging, laid to a shaped lawn with full width patio area, small second court yard, tree barked mature shrubbed borders, double electric point, cold water tap and security lighting.



burglar alarm system has been installed.



Please Note
For added security purposes, a

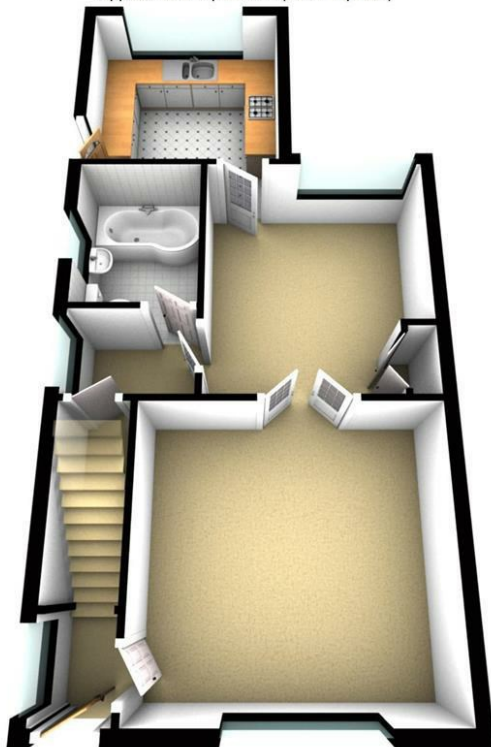
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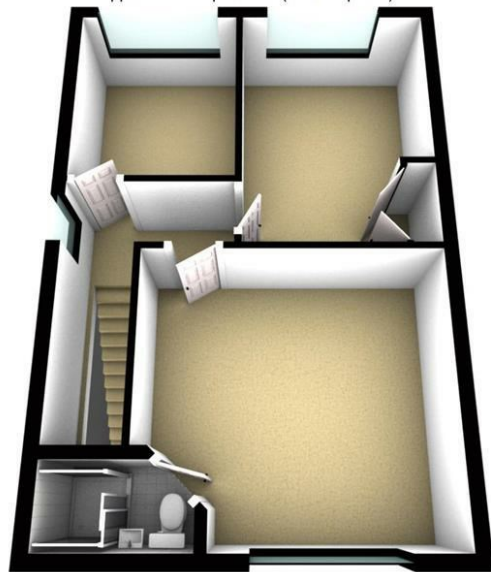
Ground Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

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