

## Chestnut Cottage Elvaston Lane, Alvaston, Derby, Derbyshire, DE24 0PT

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Price £399,000

Freehold

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- Most Charming Detached Period Cottage
- Four Bedrooms
- Set Upon Beautiful 0.25 Acre Plot
- Farmhouse Style Kitchen, Utility
- Lounge Dining Room, Snug
- Guest Cloakroom & Family Bathroom
- Beautifully Maintained & Impressive South-Facing Gardens
- Gravelled Driveway Providing Ample Car Standing





## Summary

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Most charming, four bedroom detached period cottage set upon a beautiful 0.25 acre plot within Alvaston Old Village.

The accommodation comprises: entrance porch, lounge, dining room, snug, conservatory, farmhouse style kitchen, utility room and fitted guest cloakroom. The first floor landing leads to four bedrooms and bathroom.

A true feature of this sale is the impressive south-facing plot on which the property stands. The garden has been lovingly maintained and improved over the years by the current vendors and is extremely well stocked featuring a great variety of flowering plants, shrubs and trees as well as an orchard, pond, seating areas and gravelled driveway with ample car standing for several vehicles.

# F&C

## THE LOCATION

The property is located within Alvaston Old Village and within walking distance to an excellent range of amenities in Alvaston itself including a variety of shops as well as schooling at all levels and the impressive Elvaston Castle and grounds is within walking distance which features some pleasant walks.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Entrance door provides access to porch with further door leading into the farmhouse style kitchen.

#### Farmhouse Style Kitchen

12'4" x 11'11" (3.77 x 3.64)

A good size handcrafted bespoke kitchen with an excellent range of base units with cupboards and drawer fronts, complementary wall mounted cupboards with wooden preparation surfaces incorporating one and a half stainless steel sink unit with mixer tap, wood topped island, Range cooker with splash-back, integrated fridge/freezer, quarry tiled floor covering, double glazed windows to the rear and side, central heating radiator and door leading to the dining room.



## Dining Room

14'2" x 13'3" (4.32 x 4.06)

The centre piece of this room being a feature inglenook fireplace with exposed brick, timber display mantel, tiled hearth with living flame fire grate, central heating radiator, double glazed window to front and double opening doors leading into the conservatory.



## Conservatory

11'10" x 10'11" (3.62 x 3.35)

Of uPVC double glazed construction with tiled floor and French doors opening onto garden with pleasant views.



### **Lounge**

13'3" x 14'2" (4.05 x 4.32)

Again, with feature exposed brick inglenook fireplace, feature timber mantelpiece with living flame fire grate, exposed brick wall, central heating radiator, double glazed window to front and door leading into snug/study.



### **Snug/Study**

13'4" x 10'0" (4.07 x 3.06)

Again, with feature exposed brick fireplace, raised tiled hearth with living flame fire grate, central heating radiator and double glazed windows to the front and side.



### **Rear Porch**

With tiled floor and door opening onto garden.

### **Fitted Guest Cloakroom**

5'10" x 2'10" (1.80 x 0.87)

With suite comprising wash handbasin, low flush WC, electric heater, tiled floor and double glazed window.

## **FIRST FLOOR**

### **Landing**

With doors leading to all four bedrooms and bathroom.

### **Bedroom One**

With a range of fitted pine furniture including wardrobes, shelving and window seat, double glazed window to the rear and side, central heating radiator and eaves storage.



### **Bedroom Two**

With central heating radiator and double glazed window to front.



### **Bedroom Three**

With central heating radiator, fitted wardrobe and shelving and double glazed window to front.



### Bedroom Four

With central heating radiator and double glazed window.



### Bathroom

9'7" x 5'11" (2.93 x 1.82)

Part tiled with a white suite comprising low flush WC, wash handbasin, bath, shower cubicle with Mira shower, central heating radiator and double glazed window.



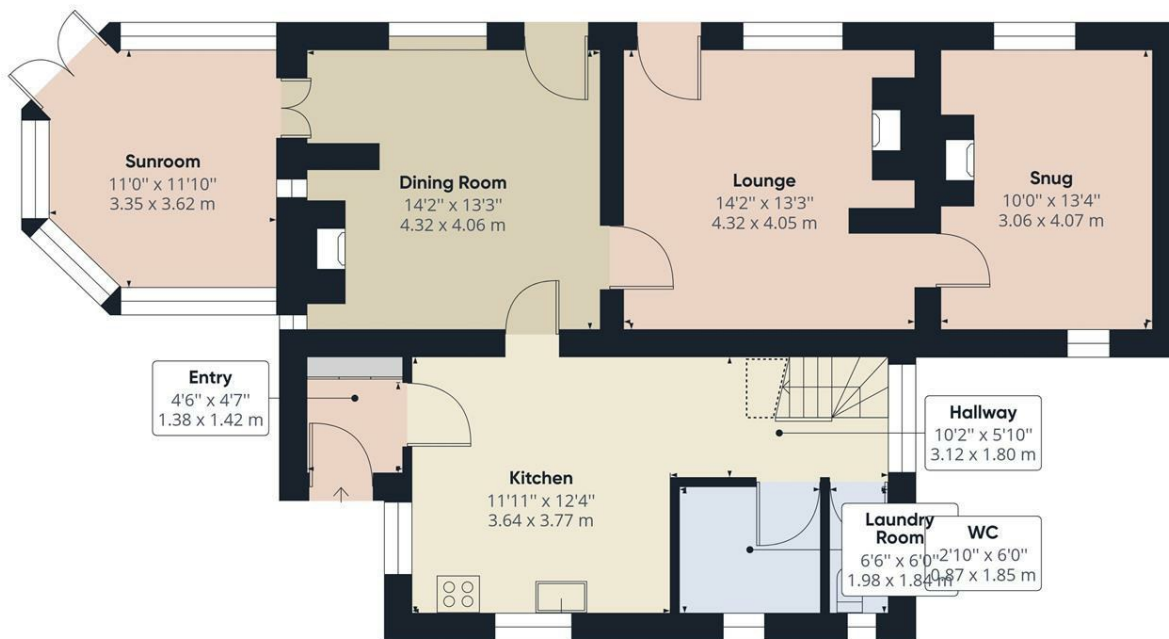
### OUTSIDE

A main and true feature of this sale is the sizable plot on which the property stands, accessed off Elvaston Lane with a beautiful well stocked fore-garden with a varied selection of wildlife flowers, shrubs and plants. The garden runs from North to South and offers a high degree of privacy featuring lawned expanses, extremely well stocked borders/flowerbeds, pond and various seating areas as well as potting sheds and outbuildings.

**Driveway**

A gravelled driveway accommodates ample car standing, ideal for a campervan/caravan.

**Council Tax Band E - Derby**



Floor 0

**Approximate total area<sup>(1)</sup>**

909.84 ft<sup>2</sup>  
84.53 m<sup>2</sup>

**Reduced headroom**

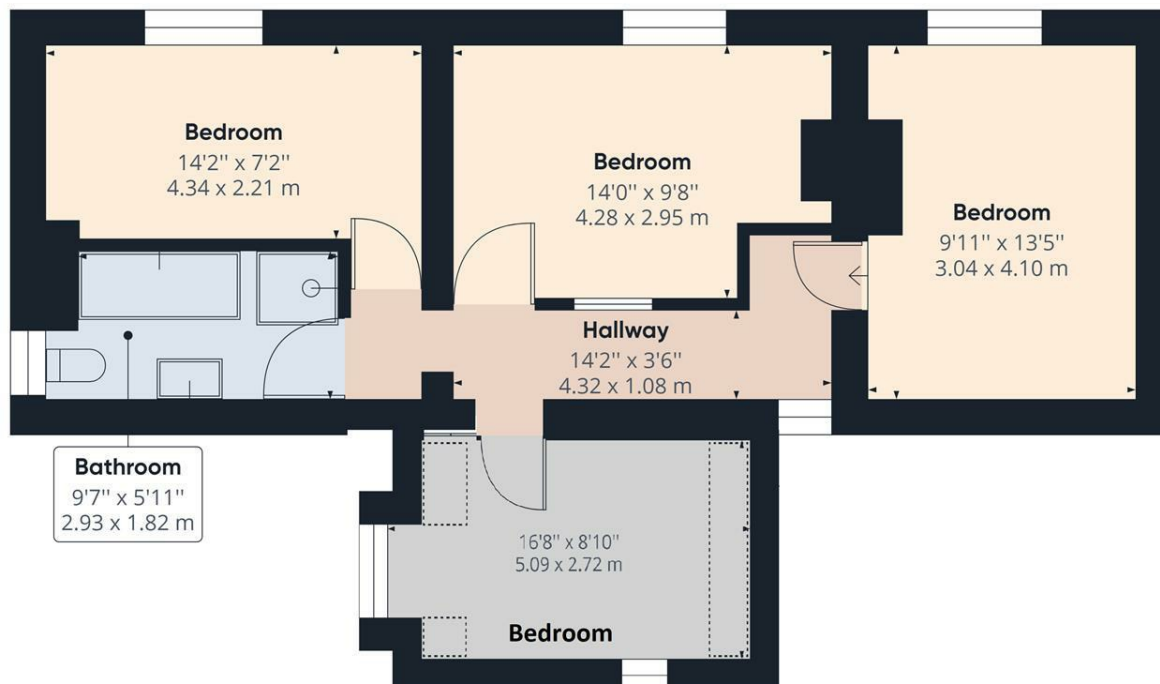
18.44 ft<sup>2</sup>  
1.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

**Approximate total area<sup>(1)</sup>**

641.23 ft<sup>2</sup>  
59.57 m<sup>2</sup>

**Reduced headroom**

25.37 ft<sup>2</sup>  
2.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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## 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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

Chestnut Cottage Elvaston Lane  
Alvaston  
Derby  
Derbyshire  
DE24 0PT

Council Tax Band: E  
Tenure: Freehold

