



Little Orchard, 105 West Avenue North, Chellaston, Derby, DE73 5SG

Offers In The Region Of
£500,000



A highly individual detached character home set in large gardens or DEVELOPMENT OPPORTUNITY.

Occupying an established garden plot is this two bedroom attractive detached property also with deep driveway and detached garage.



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DIRECTIONS

Approaching Chellaston on the main road having past Allenton and Shelton Lock, turn right into West Avenue North where the property will be found a short distance on the right.

The plot extends to approximately 1/4 acre and should be considered a triple width plot with two missing sequential house numbers. As well as the existing dwelling, there was once full detailed planning permission (09/12/01107 - Derby City Council), now lapsed, for an additional two storey detached dwelling. A new planning application could potentially be for multiple plots. As well as access to the existing driveway, there is a second dropped kerb.

The existing house known as 'Little Orchard' comprises a two storey, extended property having a porch, hallway, two reception rooms, sun room, kitchen, rear hallway, bathroom and separate WC. Two first floor bedrooms, study and bathroom.

Externally there is a deep driveway leading to a detached brick garage.

The property is positioned at 90° to the street and faces the large gardens found to the south-west side of the plot.

The property is offered for sale with no upward chain and vacant possession.

The property is located on an established and sought after residential street in the popular south Derbyshire district of Chellaston. Locally there is an impressive range of shopping amenities, schooling, cafes, pubs and restaurants. The city centre, A50 and East Midlands Airport are all within close easy reach.

ACCOMMODATION

GROUND FLOOR

PORCH

Twin opening UPVC double glazed doors, inner UPVC double glazed door into:

HALLWAY

A welcoming area with stairs leading to the first floor, UPVC double glazed window, radiator.

KITCHEN

14'4" x 8'10" (4.37m x 2.69m)

Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, twin circular stainless steel sink and drainer, space for appliances and breakfast table and chairs, UPVC double glazed window, door, wall mounted boiler and radiator.

DINING ROOM

14'5" x 12'1" (4.39m x 3.68m)

A spacious reception room adjoining the kitchen with two side UPVC double glazed windows, gas fire with a tiled surround and hearth, picture rail and radiator, double doors open into:

SUN ROOM

13'8" x 5'5" (4.17m x 1.65m)

A pleasant sitting area taking in the main aspect of the garden having UPVC double glazed windows and door, radiator.

SITTING ROOM

14'8" + bay x 10'10" (4.47m + bay x 3.30m)

A further spacious reception room having a UPVC double glazed bay window overlooking the garden with an additional side window, gas fire with surround and hearth, picture rail, media connections and radiator.

REAR LOBBY

UPVC double glazed window, understairs cupboard and providing access into both:

BATHROOM

9'10" x 7'11" (3.00m x 2.41m)

Formally a study having been partially converted providing a panelled bath, vinyl flooring, UPVC double glazed window and radiator.

SEPERATE WC

Low level WC and wash basin, UPVC double glazed window and radiator.

FIRST FLOOR

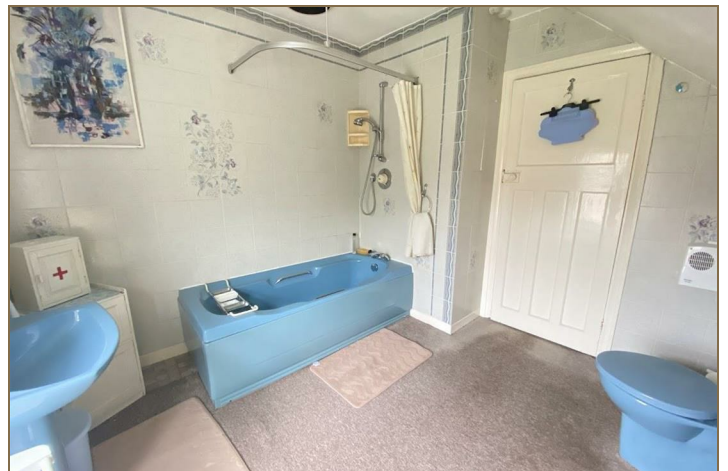
LANDING

Passaged, providing access into all first floor rooms, side UPVC double glazed window.

BEDROOM ONE

17' x 10'11" (5.18m x 3.33m)

A spacious bedroom having fitted wardrobes and dressing table, main UPVC double glazed window overlooking the garden with additional side window, radiator.



BEDROOM TWO

13'5" x 13'4" (4.09m x 4.06m)

A second spacious bedroom also with main UPVC double glazed window overlooking the garden with additional side window, two double fitted wardrobes, airing cupboard and radiator.

STUDY

9'11" x 4'3" (3.02m x 1.30m)

A narrow room with some limited head height, likely to have been sub-divided from the landing, providing a useful separate study or hobby space with UPVC double glazed window and radiator.

BATHROOM

9'2" x 7'11" (2.79m x 2.41m)

A generous bathroom appointed with a three piece suite comprising a panelled bath with mains shower over, wash basin and WC, UPVC double glazed window, radiator.

PLEASE NOTE

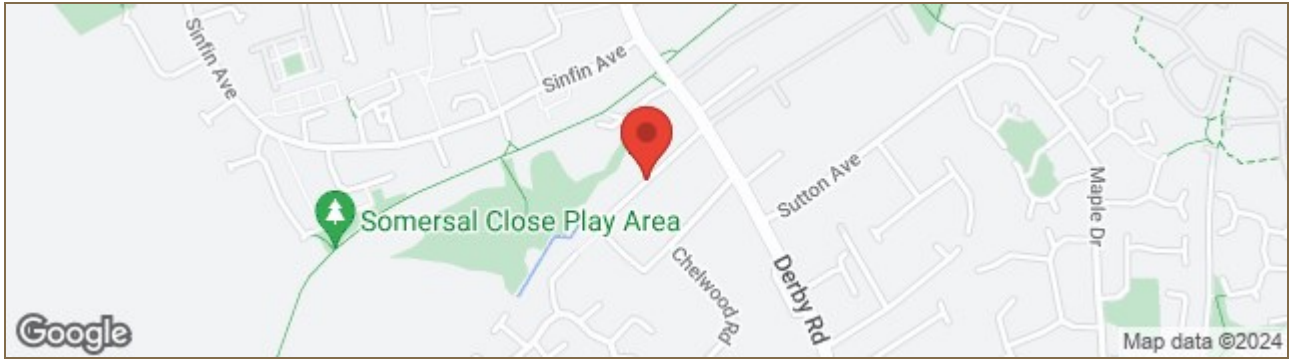
Although planning permission was originally granted this has now lapsed and a new application would be required.

The original planning application can be viewed here :
<https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZZQUFSXE754>

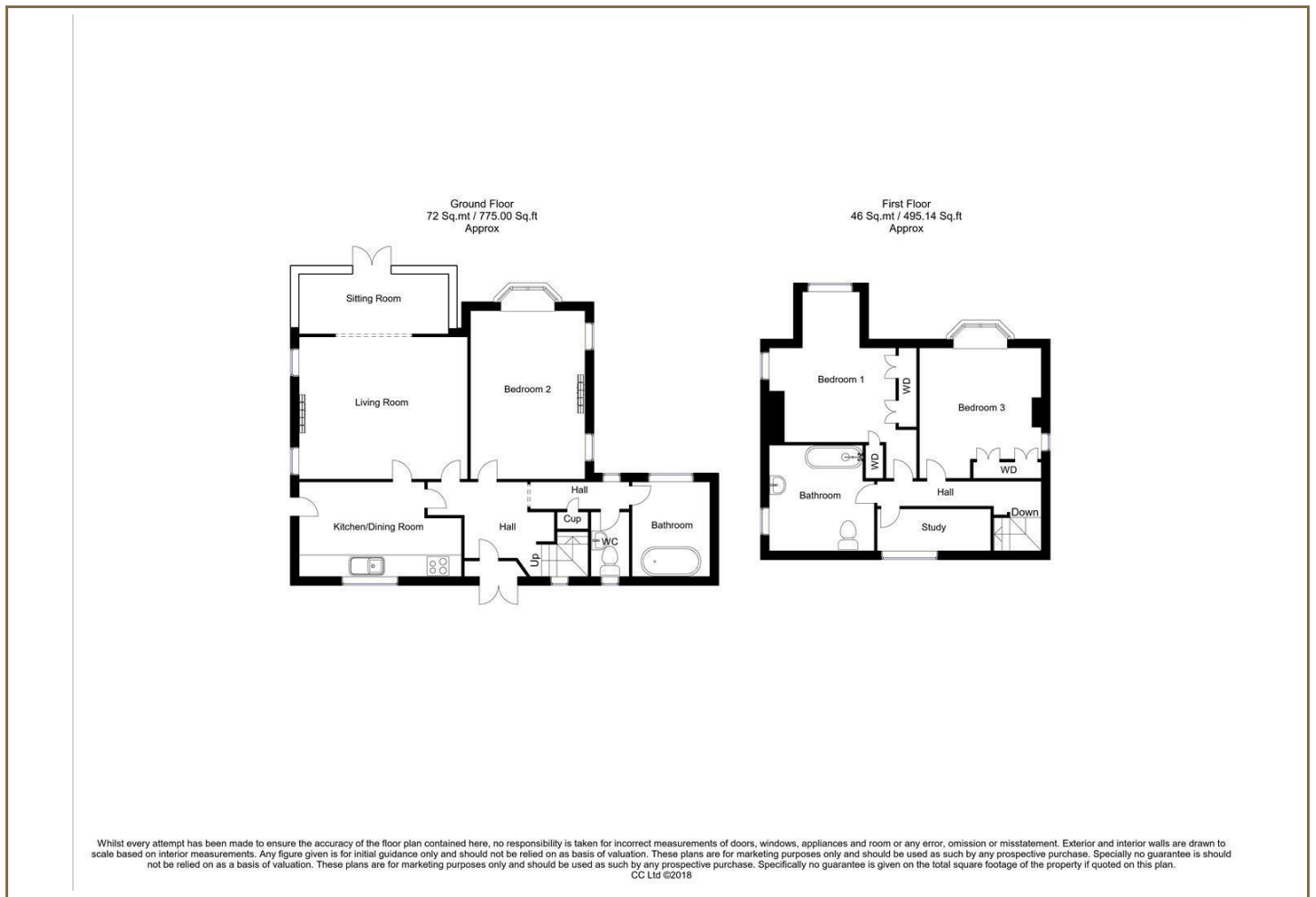




Road Map



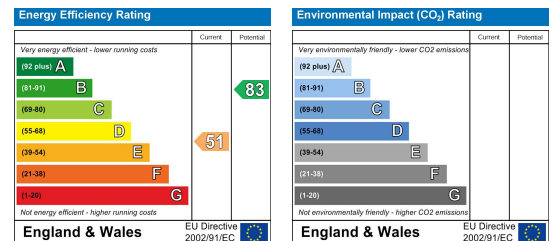
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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