

CURRAN  
BIRDS  
+ CO

Little Meadow Road  
Chellaston, Derby  
Offers in excess of: £165,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



IDEAL FOR FIRST TIME BUYER - Situated in the popular residential area of Chellaston, this well-proportioned two-bedroom mid-townhouse offers an excellent opportunity for first-time buyers or investors. The property features a stylish living room and dining kitchen with access to the rear garden. The first floor landing leads to two well proportioned bedrooms. The low-maintenance rear garden includes a paved patio and mature trees, providing a private outdoor space and there are two parking spaces located at the front of the property. This property offers easy access to local amenities, schooling and major employers including Rolls-Royce and easy access to the A50 leading to Castle Donington and the M1.





## The Detail

A well-maintained two-bedroom mid-townhouse, located in a quiet and convenient residential area of Chellaston.

The property opens into an entrance hallway with a composite double-glazed door, built-in storage, and a staircase leading to the first floor. The hallway gives access to the living room, which features a window to the front elevation and a central heating radiator. The dining kitchen is fitted with maple-effect units, steel handles, and granite-effect laminated worktops, complemented by ceramic tile splashbacks. There's space for a washing machine, dishwasher, and gas cooker. A door from the kitchen leads out to the rear garden, which is designed for low maintenance with a paved patio, gravel bed, and timber shed, enclosed by fence panels.

Upstairs, the primary bedroom includes a storage cupboard over the stairwell and two windows overlooking the front elevation. The second bedroom features a built-in double wardrobe and a window to the rear. The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal washbasin, and a panelled bath with a wall-mounted electric shower and glazed screen.



The property also benefits from a double-width driveway and a low-maintenance front garden with a purple slate and gravel bed.





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## The Location

The property is well-connected, with easy access to major road links, including the A50, M1, and A38, making it ideal for commuting to Derby, Nottingham, and beyond.

Chellaston provides a welcoming community feel, with a range of local amenities such as shops, cafes, and parks. It's also close to major employers, including Rolls-Royce, East Midlands Airport, and Toyota, as well as reputable schools.

For leisure, nearby Elvaston Castle and Calke Abbey offer scenic walks and outdoor activities, ensuring something for everyone in this desirable location.

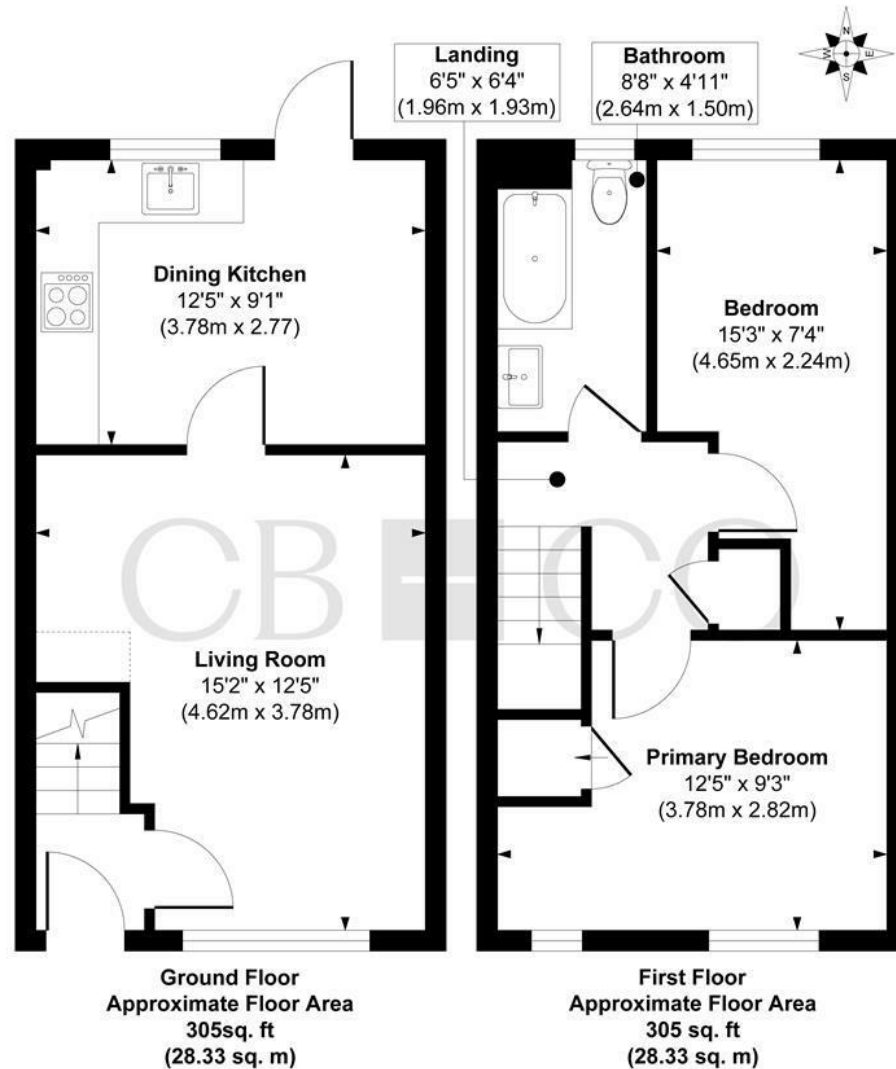








Little Meadow Road, Chellaston



Approx. Gross Internal Floor Area 610 sq. ft / 56.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Modern Mid Townhouse
- Ideal First Time Buy or Investment
- Well Presented with Potential to Personalise & Modernise
- Gas Central Heating & uPVC Double Glazing
- Entrance Hall, Living Room & Dining Kitchen
- Two Well Proportioned Bedrooms & Bathroom
- Two Parking Spaces & Low Maintenance Enclosed Rear Garden
- Easy Access to Road Networks A50, A38, M1 & Midlands Airport
- Easy Access to Rolls-Royce Raynesway & Sinfin Main Site
- Chellaston Academy Catchment Area

### Size

Approx 610.00 sq ft

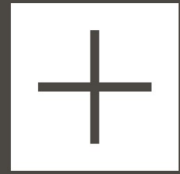
### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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*Let's Talk*

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