



Church Street  
Chasetown



# Church Street Chasetown



Lovett&Co. Estate Agents are delighted to offer for sale this beautifully presented three-bedroom terraced property, showcasing stunning contemporary design and stylish décor throughout.

Deceptively spacious, the home offers generous living accommodation arranged over three floors, including three double bedrooms. The ground floor briefly comprises an entrance hallway, a cosy front lounge, and a breathtaking open-plan living area incorporating a sitting space, modern fitted kitchen, and dining area, together with a separate utility and guest WC.

The first floor features two double bedrooms and a generous family bathroom, while the top floor offers a further spacious double bedroom. Additionally, the property boasts a converted cellar currently used as a bar area—perfect for entertaining—and a superb fully equipped summer/guest house situated at the rear of the garden.

This exceptional home seamlessly blends period character with modern comfort, featuring charming original details such as cast-iron fireplaces and doors, complemented by a stylish kitchen with modern appliances and thoughtfully designed extensions and conversions. Other benefits include: UPVC double glazing and gas central heating provided by a brand new fitted boiler.

Externally, there is a small front garden providing access to the property. To the rear, a gated driveway offers off-road parking, while the beautifully landscaped garden includes an extended lawn, wood store, and multiple patio areas ideal for outdoor entertaining. The impressive summer house is fully insulated and finished to a high standard, with power points, spot lighting, laminate flooring, and bi-fold doors opening out onto the garden as well as adjoining storage shed.

## RECEPTION HALL:

Composite entrance door, tiled flooring, ceiling light points, wall panelling, doors to the lounge and sitting area, plus stairs to the first floor.

## LOUNGE:

12' 0" x 13' 0" (3.65m x 3.95m)

Feature fireplace with open grate fire, engineered oak flooring, radiator, ceiling light, bay window to the front and sliding doors into the sitting area.

## SITTING AREA:

12' 4" x 12' 1" (3.76m x 3.69m)

Feature fireplace with log burner and brick surround, oak flooring, ceiling light point, opening to the kitchen plus door to the cellar.

## EXTENDED KITCHEN:

14' 8" x 11' 5" (4.47m x 3.49m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset Belfast sink with mono tap, range cooker set into brick recess, oak flooring, velux skylights, ceiling spot lights, opening to the dining area.

## DINING AREA:

7' 6" x 10' 8" (2.29m x 3.25m)

Oak flooring, pitched ceiling with skylight, radiator, French doors to the garden and door to the utility.

## UTILITY & WC:

Fitted work top and cabinet with space and plumbing for a washing machine and fridge-freezer, sky light, wall mounted gas boiler, window to the side, opening the WC with low level WC, wash hand basin, radiator and window to the side.

## CELLAR:

12' 4" x 7' 9" (3.75m x 2.36m)

Fitted bench and bar units, light points, carpeted stairs and laminate flooring plus gas central heating radiator. Great for entertaining guests

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and the family bathroom with further staircase to the top floor bedroom.





### **BEDROOM ONE:**

15' 11" x 13' 0" (4.85m x 3.95m)

Feature cast iron fireplace, carpeted flooring, radiator, ceiling light point and window to the front.

### **BEDROOM TWO (TOP FLOOR):**

11' 1" x 16' 5" (3.38m x 5.00m)

Carpeted flooring, ceiling spot lights, radiator, dormer windows to the rear and Velux skylight.

### **BEDROOM THREE:**

9' 11" x 12' 0" (3.03m x 3.65m)

Feature cast iron fireplace, carpeted flooring, radiator, ceiling light point and window to the rear.

### **FAMILY BATHROOM:**

White suite comprising: roll top bath with side taps and shower attachment, separate shower cubicle, wash hand basin and low level WC, feature cast iron fireplace, ceiling light point, radiator and window to the side.



### **SUMMER HOUSE: :**

Fully insulated and finished to a high standard, with power points, spot lighting, laminate flooring, and bi-fold doors opening out onto the garden. There is also an adjoining storage shed.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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