

2 Bed House - Detached

Offers in the region of £350,000

 Chapel Lane, Chellaston, Derby, DE73 6TJ



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TAKE THE VIDEO TOUR! Welcome to Chellaston Cottage — a beautifully presented and characterful two-bedroom detached home, nestled in the heart of the highly sought-after village of Chellaston, Derby. This rare and unique home offers a blend of traditional charm and modern comforts, ideally suited to couples, downsizers, or professionals seeking a peaceful retreat with excellent local amenities. Dating back to as far as 1760 and according to local historians, this is the oldest house in the village. Gas central heating together with UPVC double glazing, this tastefully decorated property briefly comprises; light and spacious garden room with Bi-fold doors overlooking the private south facing garden, well equipped country shaker style kitchen, separate dining room, sitting room with feature log burner. On the first floor a landing leads to two spacious bedrooms and bathroom with white suite.

Outside is an enclosed south facing rear garden offering a private outdoor haven and hot tub' enjoying a private car parking space. The property offers easy access to Derby city centre, A50, A38 & East Midlands Airport

This well-maintained home sits within walking distance of local shops, schools, and parks, offering the perfect balance of village life and city convenience. Properties of this style and location rarely come to market — A full inspection is essential to appreciate the wealth of appointments on offer. The property is sold Freehold. Council tax band D. Energy rating D.

Garden Room 12'0" x 9'10" (3.68 x 3.01)



Having composite and double glazed entrance door, feature revealed beamed cathedral style ceiling with LED down lighters, limestone tiled floor, UPVC double glazed window to rear aspect, television and media connection points and double glazed bi-fold doors giving views and access over the private landscaped rear garden. An open arch leads to the:-



Fitted Kitchen 12'10" x 6'1" (3.93 x 1.87)



Having a range of shaker style fitted wall, base and drawer units with natural wood working surfaces, matching splash back, feature inset Belfast sink with hot and cold mixer tap, space and plumbing for automatic washing machine, integrated dishwasher, inset stainless steel four burner gas hob with matching electric fan assisted 'hide and slide' oven, canopy extractor hood with down lighter, space for fridge freezer, ceiling LED down lighters, limestone tiled floor, period style radiator, original revealed beamed ceiling together with exposed brick wall and UPVC double glazed window to side aspect.



Dining Room 12'9" x 10'5" (3.91 x 3.18)

The focal point of the room being the recessed feature cast iron log burner with exposed brick chimney breast, exposed brick walling together with original beamed ceiling, radiator, television connection point, wall light point, UPVC double glazed window to rear aspect and staircase to first floor.

Sitting Room 12'7" x 12'4" (3.84 x 3.76)



The focal point of the room being the feature cast

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iron log burner with exposed brick chimney sited on a quarry tiled hearth, feature original exposed stone and brick walling together with original revealed beamed ceiling, radiator, television connection point and UPVC double glazed windows to both side and rear aspects.



First Floor Landing



With radiator, original exposed brick walling, single glazed window to front aspect, access to roof space and wooden panelled walls.



Principal Bedroom 13'1" x 11'0" (4.0 x 3.37)



The focal point of the room being the original cast iron fire surround, built in wardrobe, revealed beamed ceiling, radiator, panelled wall and UPVC double glazed window to rear aspect.



Second Bedroom 13'0" x 6'2" plus recess (3.97 x 1.90 plus recess)



Having recessed built in wardrobe, radiator, revealed beamed ceiling and UPVC double glazed dormer window to side aspect.



Main Bathroom 9'6" x 5'9" (2.91 x 1.76)



Having a white three piece suite comprising; concealed flush wc and wash hand basin nestling on a shaker style vanity unit, panelled bath with chrome shower attachment and mixer tap over, frameless glass

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Outside



This delightful cottage occupies a private south facing plot at this sought after residential address. Access is gained via twin wooden gates which lead to a walled garden with car parking, raised mature flower beds patio area, two potting / storage sheds and double electric point. Also included in the sale is the hot tub in situ.



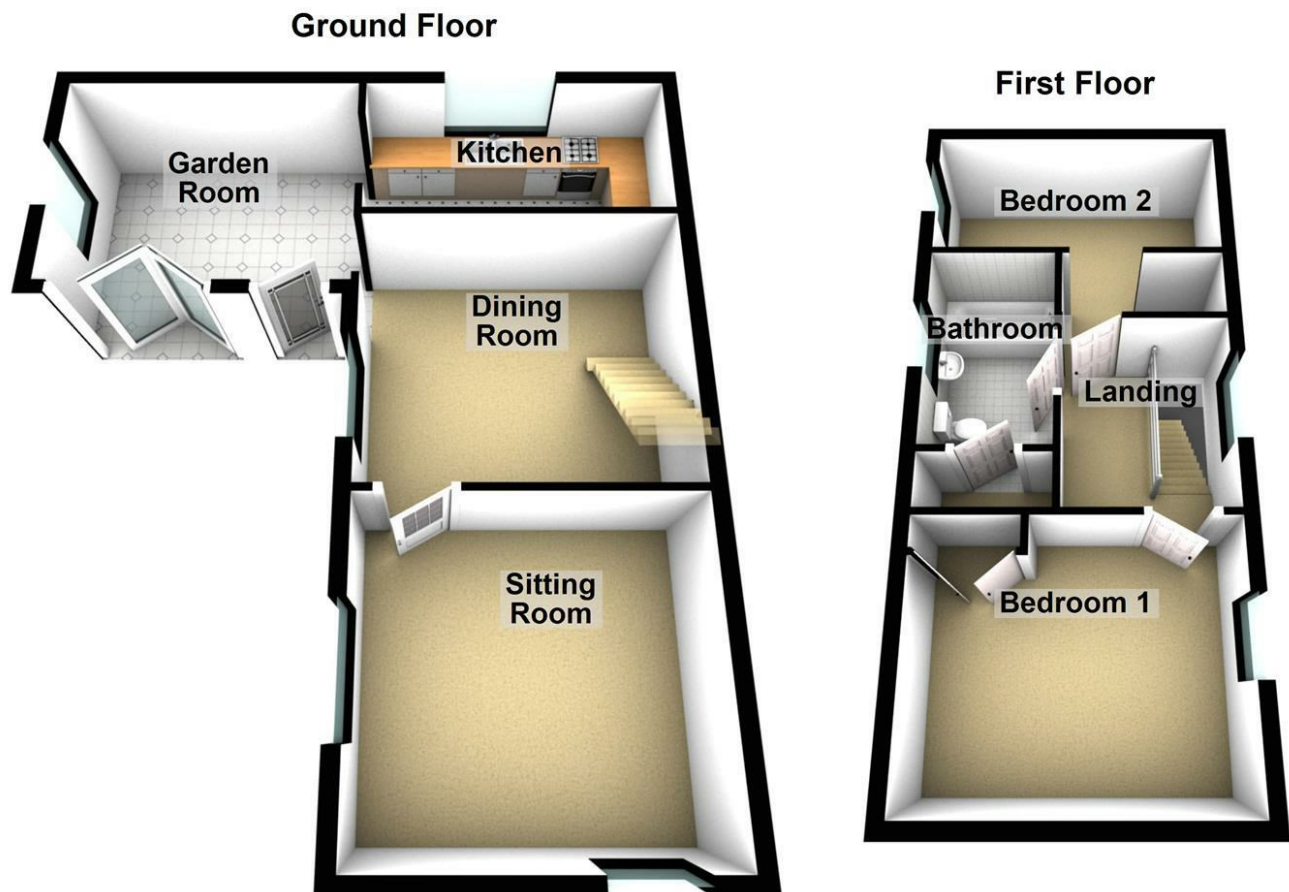
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Energy Efficiency Rating		Current	Potential
Only energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	