Fletcher & Company

Brook Farm House Chapel Lane, Chaddesden, Derby, DE21 4QT

Price £450,000

Freehold

- Rarity on the Market
- Viewing Essential
- Much Original Character Throughout
- Entrance Hall & Fitted Guest Cloakroom
- Charming Lounge with Feature Fireplace
- Open Plan Kitchen with Breakfast Room off
- Three First Floor Bedrooms & Bathroom
- Principle Bedroom with En-Suite Bathroom
- Second Floor Fourth Bedroom
- Enclosed Rear Garden & Allocated Parking

Summary

A truly impressive and extremely characterful, four bedroom, period, semi-detached cottage occupying a fabulous, secluded residential location in Chaddesden. Notable features include exposed beamed ceilings, inglenook fireplace with timber lintel, ledged and braced latched internal doors and feature exposed brickwork, all of which need to be seen to be fully appreciated.

The accommodation is set over three floors and comprises entrance hall, fitted guest cloakroom, lounge with feature fireplace, separate breakfast room (previously a garage) and a fabulous open plan dining kitchen. The first floor comprises principle bedroom with fitted wardrobes and en-suite bathroom, two further bedrooms and a bathroom. The second floor features a fourth good sized bedroom.

The property is set within a courtyard style setting featuring parking for up to three vehicles. To the rear of the property is an impressive garden with lawn, well-stocked borders, patio/terrace and timber sheds/summerhouse, which makes for an ideal space for outdoor dining.

The Location

Chaddesden is a popular suburb of Derby with an excellent range of amenities, notably along Nottingham Road. There is a varied selection of shops, a primary school, nearby secondary school, a regular bus service into Derby City centre, easy access to large supermarket and major transport links as well as the Wyvern retail park.

Accommodation

Ground Floor

Entrance Hall

7'10" x 7'4" (2.41 x 2.25)

A panelled and double glazed entrance door provides access to hallway with central heating radiator, featured tiled floor and character staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

7'9" x 3'10" (2.38 x 1.19)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator, tiled floor and double glazed window to front.

Lounge

15'2" x 14'10" (4.64 x 4.53)

A charming room with inglenook fireplace incorporating exposed brick chimney breast, fabulous timber lintel and log effect gas stove, feature exposed beam ceiling and double glazed and leaded window to rear.

Inner Lobby

4'1" x 3'0" (1.25 x 0.92)

With feature exposed brickwork, panelled and double glazed door to rear and open access to open plan dining kitchen.

Open Plan Dining Kitchen

24'3" x 14'7" (7.40 x 4.45)

Featuring exposed brickwork, chimney breast incorporating timber lintel and cast iron log burner, feature tiled floor with underfloor heating, granite topped preparation surfaces with matching island, tiled surrounds, fitted base cupboards and drawers, complementary wall mounted cupboards, recess ideal for gas range cooker with extractor hood over, inset ceramic sink unit with mixer tap, integrated dishwasher, appliance space suitable for fridge and freezer, central heating radiator, double glazed and leaded window to front, double glazed French doors to garden, staircase to first floor and open access to breakfast room.

Breakfast Room

14'11" x 7'11" (4.57 x 2.43)

Formerly the garage with central heating radiator, featured tiled floor, door and double glazed leaded windows to front elevation.

First Floor Accommodation

Landing

8'3" x 6'0" (2.53 x 1.84)

A feature split-level landing with staircase to second floor, balustrade and latched door to airing cupboard.

Principle Bedroom
15'5" x 11'10" (4.70 x 3.63)
Having a central heating radiator, feature exposed beam ceiling, fitted wardrobes, double glazed Velux windows to rear and latched door to en-suite.

Spacious En-Suite Bathroom
15'0" x 7'7" (4.58 x 2.33)
Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubicle, separate bath, chrome towel radiator, double glazed Velux window to rear and feature multi-pane window to front.

Bedroom Two
12'3" x 10'0" (3.74 x 3.07)
With central heating radiator, fitted storage cupboards and double glazed and leaded window to rear.

Bedroom Three
15'6" x 8'0" (4.73 x 2.45)
Having a central heating radiator, double glazed Velux window and double glazed and leaded window to front.

Well-Appointed Shower Room

8'3" x 7'9" (2.52 x 2.38)

Appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubicle, chrome towel radiator, feature exposed brick wall and double glazed Velux window to front.

Second Floor Accommodation

Bedroom Four

14'5" x 11'8" (4.41 x 3.57)

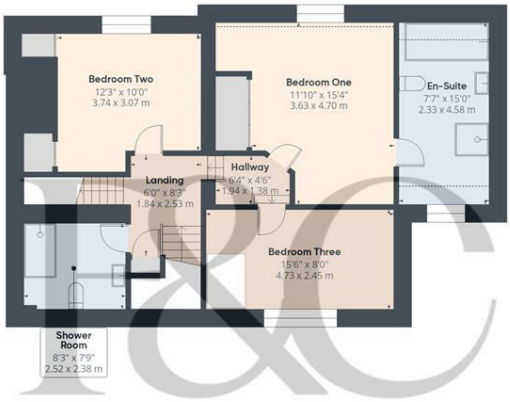
With central heating radiator, fitted wardrobe, feature exposed beam ceiling, double glazed and leaded window to side and roof light to rear.

Outside

To the front, the property is set within a shared courtyard and benefits from three parking spaces and a landscaped fore-garden which has raised brick borders containing plants and shrubs. To the rear of the property is a fabulous, enclosed garden featuring a shaped lawn, well-stocked herbaceous borders, extensive patio, two useful sheds, a summerhouse and timber fencing.

Council Tax Band E

Floor 0



Floor 1

Floor 2

Approximate total area(1)

1688 ft²

156.7 m²

Reduced headroom

36 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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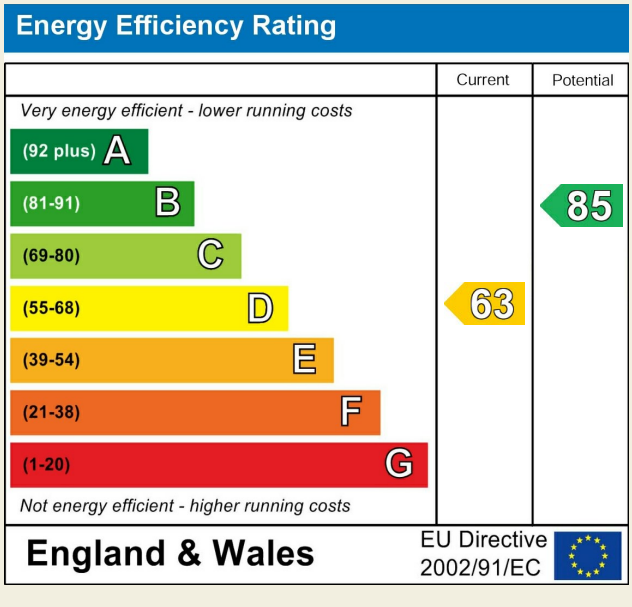

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Council Tax Band: E
Tenure: Freehold