



## **64 Cheal Close, Derby, DE72 2DY**

**Offers Over £170,000**

A modern and well-presented freehold two-bedroom coach house, set within a desirable residential development in the picturesque village of Shardlow. This attractive home offers thoughtfully arranged accommodation including an open-plan kitchen, dining and living area, two well-proportioned bedrooms, a utility area and the added benefit of a private garage.

Ideally positioned for excellent road links and public transport, the property also enjoys easy access to local green spaces and the village's much-loved amenities, including scenic canal-side walks, traditional pubs and independent coffee shops. An ideal choice for those seeking a well-connected home in a charming village setting.



### Area and Location

Cheal Close is located within a desirable residential development in the heart of the highly regarded village of Shardlow, Derby. The area is well suited to commuters, with convenient access to major road links including the A50, A6 and M1, as well as East Midlands Airport and East Midlands Parkway railway station, providing direct services to London and the wider region. The village offers a range of local amenities, including traditional pubs, coffee shops and scenic canal-side walks along the Trent & Mersey Canal. The property is also well positioned for easy access to Derby, Nottingham and Leicester, while the coach house itself sits close to the estate's play park and green open spaces, enhancing its appeal for a variety of buyers.

### Outside Front

The property benefits from driveway parking and a private garage which can both be accessed via the front of the property.

### Entrance Lobby

With carpeted stairs rising to the first floor main accommodation and space for coat and shoe storage.

### Inner Hall



The carpeted, welcoming inner hall offers access to the open plan Kitchen/Dining/Living space, both bedrooms, bathroom and a handy storage cupboard.

### Living Kitchen & Dining 17'5 x 14'2 (5.31m x 4.32m)



The Kitchen offers tiled flooring, double glazed window with views over to the estates play park and green space, modern fitted kitchen with a range of

wall, drawer and base units with complimenting worktops, space and plumbing for dishwasher, space for refrigerator, inset sink with mixer tap over, integrated oven with gas hob and extractor over and access through to the living and dining space.

The Living/Dining space offers French Doors leading to a Juliette balcony, carpeted flooring, space for dining table and central heating radiator.

### Master Bedroom 12'0 x 11'9 (3.66m x 3.58m)



A comfortable, double bedroom with wardrobe storage, carpeted flooring, window to front aspect and central heating radiator.

### Bedroom Two 10'1 x 7'10 (3.07m x 2.39m)



An ideal single bedroom, dressing room or office space having carpeted flooring, window to front aspect, central heating radiator and storage cupboard.

#### Bathroom 6'11 x 5'3 (2.11m x 1.60m)



Having window to the rear aspect, central heating radiator, tiled flooring, W/C, hand basin and bath with shower over.

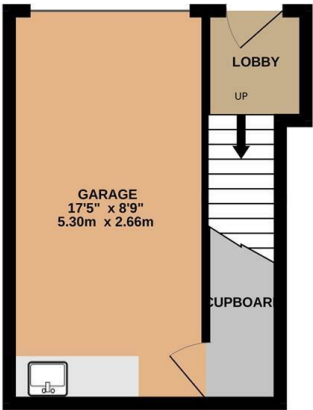
#### Garage and Utility Area 17'5 x 8'9 (5.31m x 2.67m)



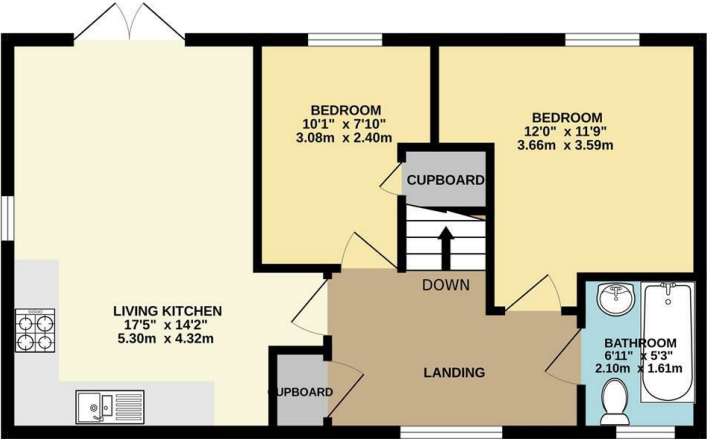
Well proportioned Garage with wall and base unit Utility Area which offers inset sink with mixer tap and space and plumbing for white goods. The Garage also benefits from available wiring for the instillation of an EV charging point and an additional under stair storage cupboard.

Floor Plan

GROUND FLOOR  
215 sq.ft. (19.9 sq.m.) approx.



FIRST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

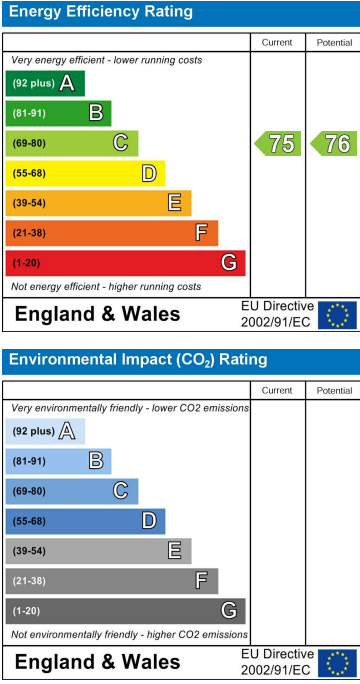


TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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