

SCARGILL MANN & CO.

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Cherry Tree Cottage, 7 and 9 Church Street Alvaston, Derby, DE24 0PR



Simply stunning four / five bed roomed detached period cottage within the fabulous part of old Alvaston Village

- True character dwelling • Deceptively spacious • Gas central heating and double glazing
- Extensive driveway, very large garage and summer house • Beautiful private rear garden
- Large entrance hall, fitted guest cloakroom and utility room • Sitting room and separate lounge
- Conservatory and breakfast kitchen • Four first floor bedrooms, study / nursery and bathroom
- **Must see property** •

Price £439,950



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GENERAL INFORMATION

This is a rare and exciting opportunity to acquire a charming period detached cottage at the heart of Alvaston old village on a beautiful private plot. The property is believed to date back from the mid 1800's, features much original character throughout and must be seen to be fully appreciated.

Ideal for a family the property is gas centrally heated, double glazed with spacious entrance hall, fitted guest cloakroom, utility, sitting room with feature Inglenook fireplace, separate rear lounge with feature fireplace, conservatory and stylish hand crafted breakfast kitchen with Quartz worktop. The first floor landing leads to four good sized bedrooms, a further study / nursery / through room and separate bathroom with four piece style suite in white.

The plot is a particularly impressive feature of this sale, deceptively large, well established and private. The property is set back behind a beautiful landscaped foregarden with excellent parking facilities and access to the very large garage / workshop, which could provide annex accommodation to the main house subject to the necessary planning consents. To the rear of this is a private courtyard, two tiered shaped lawn together with well stocked borders and mature trees. There is a useful summerhouse / home office to the rear of the garage.

LOCATION

The property is located in Alvaston old village provides easy access to a nearby precinct of shops and easy access to a large supermarket, swift onwards travel to the A52 linking Derby and Nottingham. Alvaston Castle & Country Park is also a short drive away and offers some beautiful scenery and delightful walks. The A50 is also within easy reach and leads to East Midlands Airport, the M1 and M6 Motorways.

ACCOMMODATION

Panelled sealed unit double glazed and leaded upvc entrance door with upvc double glazed side lights provides access to:

SPACIOUS ENTRANCE HALL / DINING ROOM

With feature painted glazed brick chimney breast interior having gas fire and solid fuel effect gas stove and timber lintel. Central heating radiator. Slate tiled hearth. Feature exposed beamed ceiling. Bespoke fitted

cupboard. Multi paned door to:

SITTING ROOM 5.23m x 3.75m (17'2" x 12'4")

The former measurement is taken into the most impressive Inglenook fireplace incorporating exposed brick surround with stone hearth and solid fuel cast iron stove. TV plinth. Two central heating radiators. Feature exposed beamed ceiling. Large under stairs storage recess. Upvc double glazed window to front and bow bay window to side. Stripped panelled door to:

INNER HALLWAY

With central heating radiator. Staircase off to first floor. Exposed beamed ceiling. Feature upvc double glazed and leaded circular window to side. Stripped panelled door to:

LOUNGE 5.28m x 3.62m (17'4" x 11'11")

Again having a feature fireplace incorporating decorative pine surround, raised hearth, tiled interior with electric fire. Two central heating radiators. Feature exposed beamed ceiling. Upvc double glazed bow bay window to side. Stripped panelled door to useful under stairs storage cupboard. Upvc double glazed French doors to:

CONSERVATORY 4.19m x 2.68m (13'9" x 8'10")

Of brick based and upvc double glazed framed construction with views down the garden with matching French doors. Part wood panelling to one wall and slate tiled flooring.

BESPOKE HAND CRAFTED KITCHEN 6.09m x 2.75m (20'0" x 9'0")

With an extensive range of composite quartz worktops having matching upstands, Belfast sink with mixer tap over and having hand painted, hand crafted base cupboard and drawers. Wine storage. Complementary wall mounted cupboards. Appliance spaces suitable for a large Gas range cooker and fridge. Central heating radiator. Feature exposed beamed ceiling. Slate tiled floor covering. Upvc double glazed window to side looking down the garden and panelled double glazed multi framed door top rear garden. Stripped paned door to

UTILTIY ROOM 2.97m x 2.85m (9'9" x 9'4")

Note the measurements include the low flush WC. Central heating radiator. Double glazed window to rear. The utility comprised a granite effect work surface with inset stainless steel sink unit with mixer tap and fitted base cupboards and drawers. Complementary wall mounted cupboards. Appliance spaces suitable for a washing machine, tumble



dryer and fridge freezer. Wall mounted gas fired boiler. Upvc double glazed windows to front.

FIRST FLOOR

SEMI-GALLERIED LANDING

With beamed ceiling. Built-in storage. Stripped panelled door to:

BEDROOM ONE 4.6m x 3.74m (15'1" x 12'3")

With two central heating radiators. Two useful built-in wardrobes to chimney breast recess. Further over stairs storage cupboard. Upvc double glazed window to both side elevations.

BEDROOM TWO 4.75m x 3.72m (15'7" x 12'2")

With two central heating radiators. Two bespoke built-in cupboard and bedside shelves. Further over stairs cupboard / small study. Additional fitted wardrobe. Upvc double glazed windows to both side elevations.

STUDY / NURSERY 2.8m x 2.67m (9'2" x 8'9")

With central heating radiator. Storage cupboard. Upvc double glazed window to front. Panelled door to:

BEDROOM THREE 2.95m x 2.8m (9'8" x 9'2")

With central heating radiator. Upvc double glazed window to side.

BEDROOM FOUR 2.96m x 2.81m (9'9" x 9'3")

With central heating radiator. Upvc double glazed window to side looking down the garden.

BEAUTIFUL PERIOD STYLE BATHROOM 2.92m x 2.75m (9'7" x 9'0")

Being part panelled with a period styled suite comprising low flush WC, pedestal wash hand basin, roll edged claw foot bath with shower attachment and separate shower cubicle with integrated shower. Period styled central heating radiator. Upvc double glazed window to rear.

GARDENS & GROUNDS

The property occupies a stunning L-shaped plot on Church Lane within Alvaston old village, which is one of the oldest parts of Alvaston and sits close to the impressive Church. The property is set behind stone walling incorporating extensive driveway providing ample off road/car standing and access to a very large:

GARAGE / WORKSHOP 12.29m x 4.44m (40'4" x 14'7")

With power and lighting. Two double glazed windows to side. Electric roller door. Sink with hot and cold water.

Please note plans have previously been drawn up to turn this large garage / workshop into annex accommodation to the main residence. We do feel this would be possible subject to the necessary planning consents.

There is a beautiful established lawned foregarden with lawn and extremely well stocked borders containing plants, shrubs and mature trees with a beautiful wisteria to the front elevation and pedestrian gate between the house and garage.

To the rear of the property is an equally impressive garden offering a high degree of privacy and incorporating block paved sun terrace, easily accessible from the kitchen, with brick built barbeque area. Further two tiered lawn with mature fruit trees, well stocked borders and further seating area to an adjacent attached studio / home office / summer house to the back of the garage. There is true potential with these outbuildings to create further impressive indoor / outdoor space and must be seen to be fully appreciated.

STUDIO / HOME OFFICE / SUMMER HOUSE 2.2m x 2.76m (7'3" x 9'1")

With lighting and power.

COUNCIL TAX BAND

Derby City Council - Tax Band E

DIRECTIONAL NOTE

The approach from Derby Office is to proceed out of town heading east along the A52, left onto Raynesway proceeding south towards Alvaston. Bear left onto the new bypass and eventually turn left into Alvaston Street which becomes Church Street where the property will be located on the right hand side.

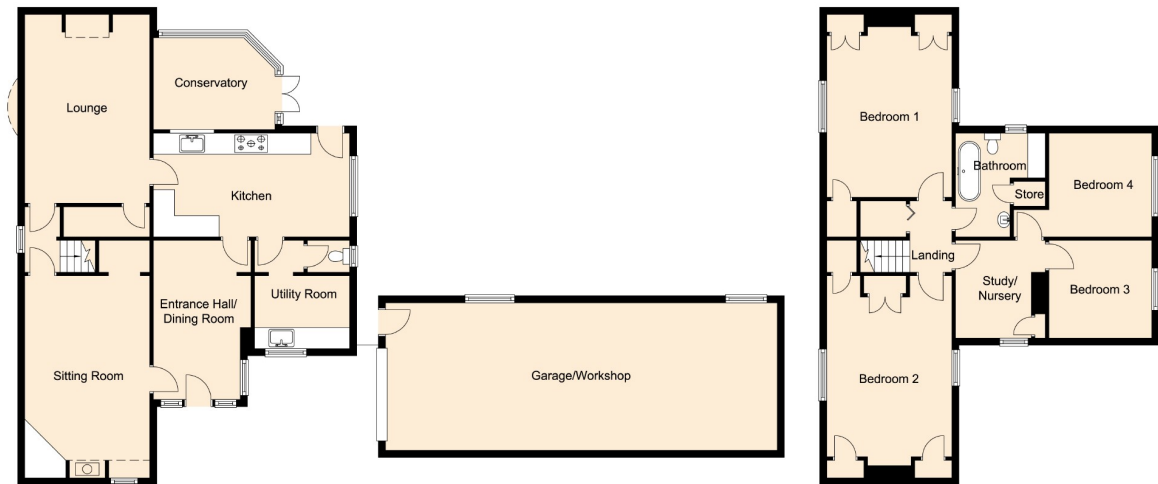
VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 207720 (BA/JO)



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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