

**26 Birchfield
Close
Chellaston
Derby
DE73 6SS**

Price £269,950



- DETACHED BUNGALOW
- FAVOURED RESIDENTIAL LOCATION
- IDEAL FOR UPGRADING, REMODELLING AND EXTENDING
- GOOD SIZE PLOT
- HALLWAY
- LOUNGE DINER
- BREAKFAST KITCHEN
- BATHROOM
- SOUTH FACING GARDEN
- GARAGE

GENERAL INFORMATION

THE PROPERTY

Set in the desirable Birchfield Close in Chellaston, this two-bedroom detached bungalow presents an excellent opportunity for those seeking a home with potential for remodelling, extensions and enhancement subject to permissions. Set on an extensive corner plot, the property has gas centrally heated interiors.

Upon entering, you are greeted by an entrance hall that leads into a spacious lounge diner. Windows provide views over the garden, creating a bright and airy atmosphere. The breakfast kitchen offers space for a kitchen table and chairs.

The bungalow features two bedrooms, and a well-equipped bathroom completes the accommodation.





Externally, the property benefits from a driveway that accommodates several vehicles, leading to an integral garage for added convenience. The good-sized rear south facing garden is a true highlight, featuring lawns, ample space for a kitchen garden, and various patios, ideal for outdoor entertaining or simply enjoying the tranquillity of the surroundings.

This bungalow in a sought-after location is perfect for those looking to create their dream home with its potential for extension, upgrading and personalisation.

ACCOMMODATION

Entrance door opening through to hallway.



HALLWAY

1.92m x 3.88m (6'3" x 12'8")

Having coving to ceiling, ceiling light point, useful cloaks cupboard, further airing cupboard which houses the domestic hot water and central heating Worcester Bosch boiler and doors leading off to:

LOUNGE DINER

4.02m max 3.42m min width x 5.49m (13'2" max 11'2" min width x 18'0")

Has sliding patio doors out onto the rear garden, a window over looking the rear garden, coving to ceiling, ceiling light points, radiator, a feature stone fire surround with gas fire inset.

BREAKFAST KITCHEN

3.86m x 3.22m max 2.76m min (12'7" x 10'6" max 9'0" min)

Two windows to the rear aspect and a



door leading out to the garden, a range of base cupboards with matching wall mounted cabinets, there is a stainless steel sink with side drainer, there is space for a gas cooker, washing machine and space for fridge freezer, there is a radiator, ceiling light point and tiled splashbacks.

BEDROOM ONE

3.69m x 3.42m to window (12'1" x 11'2" to window)

Has a window to the rear aspect, ceiling light point, coving to ceiling, radiator and a range of built in wardrobes providing hanging space and shelving.

BEDROOM TWO

2.86m x 2.53m (9'4" x 8'3")

Has windows to two aspects, coving to ceiling, ceiling light point and radiator.



BATHROOM

1.85m x 2.37m max 1.68m min (6'0" x 7'9" max 5'6" min)

Has a fully tiled corner shower enclosure with glazed screen, vanity unit with hand wash basin inset and W.C. built in, there is an obscure window to the side aspect, tiled surrounds, radiator and ceiling light point.

OUTSIDE

The property sits back off Birchfield Close behind a Tarmacadam driveway providing parking for several vehicles and leads to a garage with up and over door. There is also a paved path down the side of the property with a gate that also leads into the rear south facing garden which is of a good size, is fully enclosed with an L shaped patio, shaped lawns, raised herbaceous borders and ample space for greenhouses, sheds and further patios if required.



GARAGE

5.10m x 2.61m (16'8" x 8'6")

Has an up and over door, light and a personal access door which leads through to the rear garden.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

Derby City - Band D

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric



Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>



<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with floorplan 10/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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