



Total area: approx. 139.7 sq. metres (1503.5 sq. feet)



Chaigley Court, Chaigley, BB7 3ND

£295,000


A STUNNING COTTAGE IN CHAIGLEY

Nestled in the charming village of Chaigley, this stunning two-bedroom cottage offers a delightful blend of character and modern living. The property boasts well-proportioned rooms that create a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The heart of the home is the lovely kitchen/diner, which provides an ideal space for family meals and gatherings with friends. Its thoughtful design ensures that cooking and dining are both enjoyable experiences.

Surrounded by the picturesque scenery of the village, this amazing property is not just a home but a lifestyle choice, offering a peaceful retreat from the hustle and bustle of city life. Whether you are a first-time buyer or looking to downsize, this cottage presents a wonderful opportunity to embrace village living in a beautiful setting.

Do not miss the chance to make this enchanting cottage your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Charming Village Cottage
- Spacious Kitchen Diner
- EPC Rating - D
- On Street Parking
- Two Well Proportioned Bedrooms
- Ideal Downsizing Opportunity
- Council Tax Band - D
- Character Filled Home
- Beautiful Countryside Setting
- Tenure - Freehold

Ground Floor

Boot Room

5'8 x 3'5 (1.73m x 1.04m)

UPVC double glazed window, composite front door to front garden, spotlights and door leading to kitchen diner.

Kitchen Diner

17'3 x 14'4 (5.26m x 4.37m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, hardwood surfaces, ceramic one and a half sink with mixer tap and drainer, space for five ring range cooker, extractor unit, tiled splashbacks, integrated fridge freezer, plumbing for dishwasher and washing machine, doors to hallway, storage and garage, tiled flooring.

Garage

18'1 x 11'11 (5.51m x 3.63m)

Garage with power, electric garage door, water heater.

Reception Room

17'4 x 13'6 (5.28m x 4.11m)

Three UPVC double glazed windows, two central heating radiators, spotlights, gas fire with slate hearth and brick mantle

First Floor

Bedroom One

16'4 x 13'7 (4.98m x 4.14m)

UPVC double glazed window, Velux window, central heating radiator, loft access, fitted wardrobe, open access to lead to office and en suite.

En Suite

11'9 x 8'5 (3.58m x 2.57m)

Velux window, chrome heated towel rail, high level WC with traditional flush, pedestal basin with traditional taps, walk in shower with direct feed shower with rainfall head and additional rinse head, tiled elevations, extractor fan, spotlights and tiled flooring.

Office

11 x 8'5 (3.35m x 2.57m)

Velux window, central heating radiator.

Bedroom Two

13'8 x 13 (4.17m x 3.96m)

UPVC double glazed window, central heating radiator, spotlights, loft access, door to storage and door to en suite.

En Suite

7'4 x 6'1 (2.24m x 1.85m)

UPVC double glazed window, towel rail, three piece suite comprising of a high level WC with traditional flush, pedestal basin with traditional taps, panelled bath with mixer tap and tap feed shower with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Front

Enclosed gated area, stone flagging and bedding areas.

