

Cloves Hill, Morley, Derbyshire. DE7 6DH

£400,000 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £400,000-£450,000\*\*\* Derbyshire Properties are delighted to offer to the sales market this spacious extended semi detached family home nestled on a large plot overall and situated in one of the most sought after locations on the edge of Derby in this beautiful semi rural area. Offered with no upward chain the accommodation briefly comprises: Entrance hallway front sitting room-bedroom with en-suite shower room off, lounge, dining room and kitchen to the ground floor and to the first floor landing there are four bedrooms and bathroom. Outside there is a garden and driveway to the front elevation whilst to the rear there is a lovely large mature garden. View early to avoid disappointment.

## FEATURES

- Traditional Semi Detached Home
- 4 Bedrooms & 2 Reception Rooms
- Highly Regarded Location
- Extremely Private Landscaped Gardens
- Potential To Extend (subject to planning permission)
- Superb Family Home
- In Need Of Modernisation / Refurbishment
- Priced To Sell
- COUNCIL TAX BAND D
- View Absolutely Essential!



## ROOM DESCRIPTIONS

### Entrance Hallway

With entrance door to the front elevation, radiator, under the stairs storage cupboard, stairs leading up to the first floor landing.

### Front Sitting Room-Bedroom

3.23m x 1.63m (10'7" x 5'4") - With double glazed window to the front elevation, electric storage heater.

### En-Suite Shower Room

3.23m x 1.63m (10'7" x 5'4") - Comprsing a three piece suite of: low level w.c, wash basin set into vanity unit with cupboard beneath, shower enclosure with electric shower over, radiator, double glazed window to the rear elevation, storage cupboard plumbing for automatic washing machine.

### Lounge

3.58m x 3.58m (11'9" x 11'9") - With double glazed window to the front elevation, radiator, gas boiler.

### Dining Room

With stone fireplace-open working fire, radiator, single glazed window to the rear elevation.

### Kitchen

2.64m x 2.06m (8'8" x 6'9") - Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, radiator, double glazed window to the rear elevation, entrance door leading to the rear garden.

### Landing

With access to the loft via the drop down ladder the loft is partly boarded with velux window to the rear and single glazed window.

### Bedroom One

4.88m x 3.05m x 3.43m (16' 10" x 11'3") - With double glazed window to the front elevation, radiator.

### Bedroom Two

3.58m x 3.56m (11'9" x 11'8") - With double glazed window to the front elevation, radiator.

### Bedroom Three

3.20m plus recess x 3.58m (10'6" plus recess x 11' - With single glazed window to the rear elevation, radiator.

### Bedroom Four

2.06m x 1.68m (6'9" x 5'6") - With double glazed window to the front elevation, radiator.

### Family Bathroom

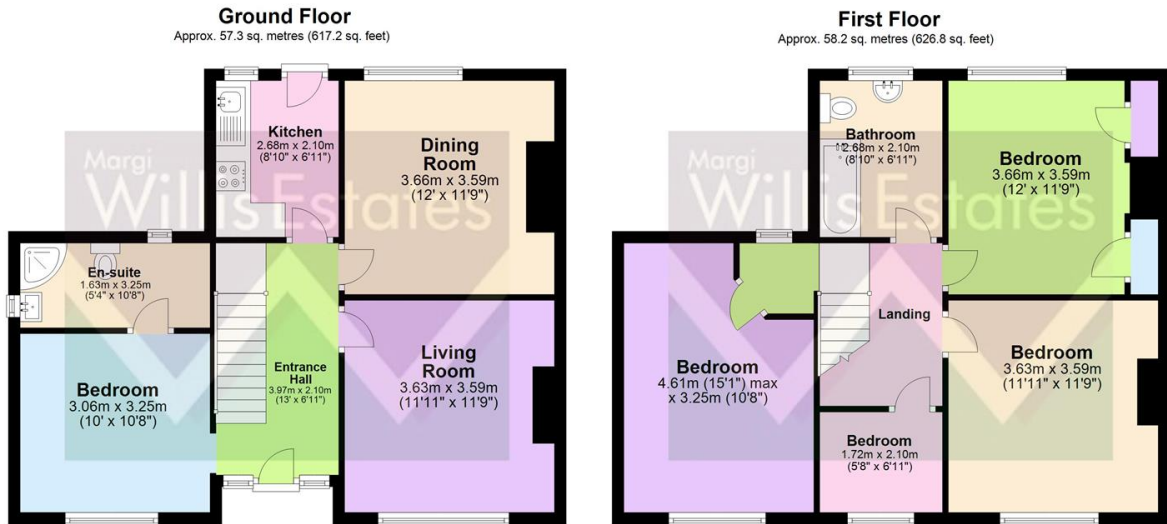
2.64m x 1.68m (8'8" x 5'6") - Comprsing a four piece suite of low level w.c, pedestal wash hand basin paneled bath with electric shower over, airing cupboard housing tank, radiator, single glazed window to the rear elevation.

### Outside

The attraction to this property is not only that it is set in this well sought after location with countryside views to the front and rear but the overall size of the plot, there is a garden and driveway to the front and to the rear there is a large beautiful garden laid mainly to lawn with mature trees and shrubs, the owner also purchased an additional plot of garden land to the bottom of the garden.



# FLOORPLAN & EPC



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	