

Horeston, Horsley Lane, Coxbench, Derby. DE21 5BH

£475,000 Freehold

REDUCED





## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £475,000-£500,000\*\*\* Derbyshire Properties are delighted to present this large four bedroom detached bungalow located on sizable plot in a stunning semi rural location that is highly regarded locally. The property has been lived in by its current owner for a number of years and offers well thought out spacious living accommodation, a wealth of parking and garage in beautiful landscape private gardens and stunning Derbyshire countryside surrounding. The property is a true rarity onto the market and we are expecting interest to be high not only locally, but nationally as well. We recommend an early internal inspection to avoid disappointment at our planned viewing event.

## FEATURES

- \*\*\*GUIDE PRICE £475,000-£500,000\*\*\*
- Extended Detached Bungalow
- 4 Bedrooms
- 2 Reception Room + Conservatory
- Beautiful Location
- Stunning Landscaped Gardens
- x2 Driveways & Detached Garage
- Sought After Location Close To Schools
- Useful Road Links
- Amber Valley Council Tax Band E



## ROOM DESCRIPTIONS

### Kitchen

4.19m x 2.54m (13' 9" x 8' 4") Accessed from the front elevation, comprising of a range of light oak matching wall and base units with roll top worksurfaces incorporating a 1 1/2 bowl sink drainer unit. Space and plumbing for both automatic washing machine and dishwasher, space for range with built-in extractor hood over, ceramic tiled floor covering, double glazed window and door to the front elevation and an internal door leads through to the inner hallway.

### Inner Hallway

With wall mounted electric storage heater and built-in storage unit, telephone point, decorative coving to ceiling, spotlights and access to all bedrooms, conservatory to the rear and lounge.

### Lounge

6.22m x 3.98m (20' 5" x 13' 1") This beautiful large light and airy room has double glazed windows to the rear and side elevations, wall mounted electric storage heaters, TV and telephone points and decorative coving to ceiling. The focal point of the room is an 'Inglenook' fireplace with exposed brick surround and tiled hearth with an inset gas fire that is remote control operated. Bespoke internal sliding doors allow for access into the dining room which is an extension to the original building.

### Dining Room

3.02m x 2.98m (9' 11" x 9' 9") Having windows to the side and rear elevations framing the beautiful natural countryside. Decorative coving to ceiling and wall mounted electrical storage heater.

### Conservatory

4.45m x 2.68m (14' 7" x 8' 10") Another addition located just off the inner hallway and supplying beautiful views of all the surrounding countryside with double glazed sealed unit construction and pitch roof with sliding patio doors allowing for access onto the rear terrace.

### Bedroom 1

4.14m x 2.66m (13' 7" x 8' 10") Accessed via study/potential dressing area (Bedroom 4) with double glazed window to the front elevation, decorative coving to ceiling and built-in double wardrobe is this spacious master suite benefiting from stunning views via a double glaze window to the rear elevation. A range of in-built fitted wardrobes and useful storage over cupboards provide ample storage and hanging space, wall mounted electrical storage heater and en-suite shower facility.

### Bedroom 4/Study

Currently used as a study with double glazed window to the front aspect, wall mounted radiator and internal door leading to Bedroom 1.

### En-Suite

Comprising of a three-piece suite that contains low-level WC, pedestal wash hand basin and shower enclosure with folding door, shower attachment over, part tiling to walls, ceramic tiled floor covering and wall mounted chrome heated towel rail.

### Bedroom 2

4.5m x 2.63m (14' 9" x 8' 8") With double glazed window to the rear elevation, built-in wardrobe providing ample storage and hanging space and wall mounted electrical panel heater.

### Bedroom 3

3.02m x 2.65m (9' 11" x 8' 8") Double glazed window to the rear elevation, wall mounted electrical panel heater and built-in fitted wardrobes.

### Bathroom

This three-piece cream suite comprises of low-level WC, pedestal wash hand basin and wood panelled bath with electric shower and attachment over with glass complimentary shower screen. Part tiling and wood panelling to walls, double glazed obscured window to the front elevation and ceramic tiled floor covering and built-in airing cupboard with linen storage.

### Outside

The front of the property is accessed via Horsley Lane and provides 3-4 parking spaces. There is a lawn with mature stocked borders and conifer screening to road with timber garden shed and side access pathway. The rear aspect is truly stunning and offers a mature landscaped garden that is mainly laid to lawn with a range of stocked herbaceous borders, flower beds, all planted beautifully throughout. Looking out onto some of Derbyshire's most beautiful countryside and offering the highest degree of privacy anybody would want. To the very bottom part of the garden are timber garden sheds and detached garage with additional parking for 2 to 3 vehicles that can be accessed via Coxbench Road.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







# FLOORPLAN & EPC



Approximate total area <sup>(1)</sup>

1281.90 ft<sup>2</sup>  
119.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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