

Fairfield Road, Horsley Woodhouse. DE7 6BE

£170,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

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PROPERTY DESCRIPTION

Selling with No Upward Chain!

Derbyshire Properties are delighted to offer this beautifully presented mid-terraced cottage, perfectly positioned within a peaceful residential setting. Finished to a high standard throughout, this charming home is ideal for first-time buyers or anyone seeking a stylish, move-in ready property.

The accommodation features a cosy and inviting lounge, leading through to a stunning open-plan living kitchen that provides the perfect space for cooking, dining and entertaining.

To the first floor, you will find two well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from an attractive, low-maintenance courtyard to the rear—ideal for relaxing or enjoying outdoor dining.

A wonderful opportunity that must be viewed to be fully appreciated.

FEATURES

- Stunning Mid Terraced Home
- Bespoke Fitted Breakfast Kitchen With Island
- 2 Bedrooms & 1 Reception Room
- Beautifully Presented
- Courtyard Garden
- Modern Bathroom
- Ideal First Home
- Viewing Absolutely Essential
- COUNCIL TAX BAND A



ROOM DESCRIPTIONS

Living Room

With sealed unit double glazed door leading from the front elevation, double glazed mock sash window to the front aspect and wall mounted radiator. Solid wood floor covering, TV recess with under stairs storage cupboard and shelving over. The feature focal points of the room is an inset gas fire with stone lintel over and expose chimney recess. Latch door leads to the staircase, secondary latch door leading into kitchen/diner with under stairs storage cupboard.

Stunning Open-Plan Living Kitchen

This beautifully bespoke fitted kitchen comprises of a range of matching wall and base mounted units with granite work surfaces and feature central island. Incorporated appliances include stainless steel electric fan assisted AEG oven and microwave, ceramic induction hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine and dishwasher, space for fridge freezer. Ceramic tiled floor covering, double glazed window to the side elevation with feature French double glazed doors to the rear elevation given access to delightful courtyard area.

First Floor

Landing

Accessed from the lounge with internal doors giving access to both bedrooms and bathroom/WC.

Bedroom 1

3.63m x 3.4m (11' 11" x 11' 2") With double glazed mock sash window to the front elevation, wall mounted radiator and built-in storage wardrobes with mirrored sliding frontage providing ample storage and hanging space.

Bedroom 2

2.13m x 2.03m (7' 0" x 6' 8") With wall mounted radiator and the 'Velux' skylight to the side elevation.

Bathroom

3.23m x 1.78m (10' 7" x 5' 10") This beautifully sculpted three-piece white suite comprises of low-level WC, pedestal wash hand basin with tiled splash backs and shelving over with electrical shaver point. Corner panelled bath with complimentary shower screen and rainfall headed mains fed shower attachment over with complimentary tiling. Mirrored tiled floor covering, wall mounted chrome heated towel rail and 'Velux' skylight to the side elevation.

Outside

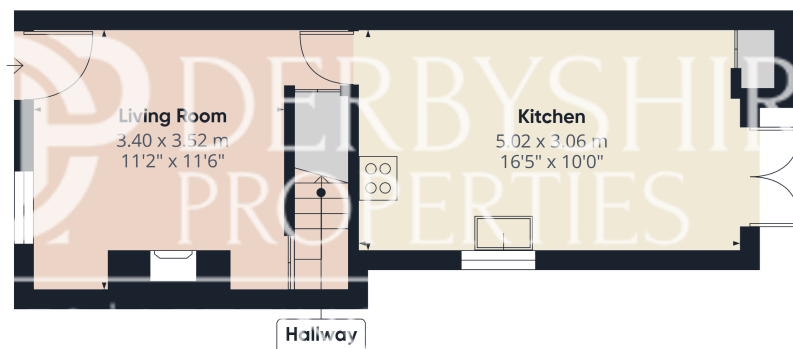
The property offers a delightful rear courtyard area which is ideal for entertaining.

Disclaimer

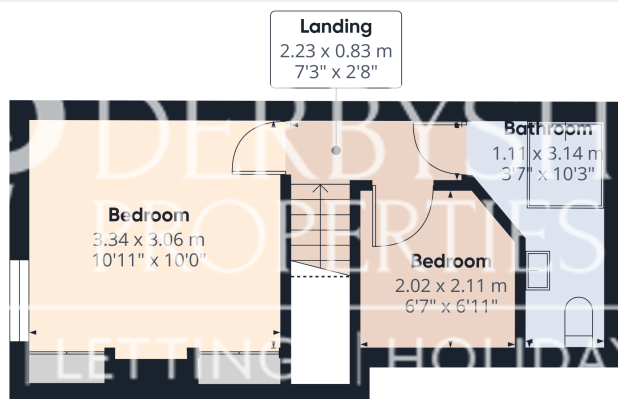
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Ground Floor



Floor 1

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Approximate total area^(b)

52 m²

559 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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