

Hammersmith, Derbyshire.

£299,500 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this spacious, characterful semi-detached cottage on a large corner plot. Accommodation comprises an Entrance Hall, Cloakroom/WC, Lounge/Dining Room, a separate Snug/Office/Playroom, Fitted Kitchen, Four Bedrooms and a Family Bathroom. Garden and patio areas to the rear. A driveway provides off road parking for several vehicles and leads to a Detached Timber Workshop.

The cottage enjoys an enviable location within walking distance of Ripley Town Centre, Butterley Reservoir and connection with the A38 and M1

Viewing essential to appreciate the versatile accommodation and idyllic location.

FEATURES

- Spacious Semi Detached Cottage
- Enviable Location Close To Butterley Reservoir
- Entrance hall And Cloakroom/WC
- Fitted Kitchen And Conservatory
- Lounge/Dining Room
- Separate Living Room/Snug/Office
- Four Bedrooms And A Family Bathroom
- Delightful Rear Garden And Decked Patio
- Extensive Driveway And Detached Workshop
- An Internal Inspection Is Highly Recommended



ROOM DESCRIPTIONS

Entrance Hall

With a UPVc double glazed door to the front. Having UPVc double glazed French doors with UPVc double glazed windows to the side. There is a wood grain effect laminate floor and a central heating radiator

Living Room/Snug/Playroom

19' 8" x 10' 3" (5.99m x 3.12m) 19' 8" x 10' 3" (5.99m x 3.12m)
****PLEASE NOTE THIS IS A 'WEDGE' SHAPED ROOM AND THESE ARE MAXIMUM MEASUREMENTS
With a tiled floor and a radiator

Lounge/Dining Room

Lounge Area
11' 10" x 10' 10" (3.61m x 3.30m)
With inset spotlighting, a wood grain effect floor, a radiator and stairs lead off to the first floor.

Dining Area
16' 1" x 11' 2" (4.90m x 3.40m)
With a feature brick fireplace and tiled hearth, exposed beams to the ceiling, a wood grain effect laminate floor, inset spotlights, a radiator and two UPVc double glazed windows to the front.

Fitted Kitchen

15' 11" x 7' 11" (4.85m x 2.41m)
Comprehensively fitted with a range of base cupboards, drawers and eyelevel units with a wooden worksurface over incorporating a sink/drainage unit with mixer tap. There is tiling to all splash back areas, a tiled floor, a Range Style cooker, extractor hood with light, plumbing for a dishwasher and washing machine. There is a UPVc double glazed window and a door providing access to the Conservatory.

Conservatory

10' 5" x 8' 10" (3.17m x 2.69m)
With UPVc double glazed windows, a UPVc double glazed door and a tiled floor.

Cloakroom/WC

Having a two piece suite comprising a vanity wash hand basin with useful storage beneath and a low flush WC.

First Floor Landing

With a UPVc double glazed window

Bedroom One

12' 8" x 10' 11" (3.86m x 3.33m)
With a range of fitted hanging and shelving space. There is a radiator and a UPVc double glazed window.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)
With a radiator and a UPVc double glazed window.

Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)
With a UPVc double glazed window and a radiator.

Bedroom Four

7' 11" x 5' 6" (2.41m x 1.68m)
Having a UPVc double glazed window and a radiator.

Bathroom

Appointed with a three piece suite in White comprising a 'P' shaped bath with shower over, a pedestal wash hand basin and a low flush WC with tiling to all splashback areas. There is a radiator and a UPVc double glazed window.

Outside

The house sits on a generous corner plot with two patio areas to the rear which are perfect for Al Fresco living. There is outside lighting. A driveway runs to the side and rear and provides off road parking for several vehicles. This leads to a substantial detached wooden workshop which is compartmentalised and has light and power. There is additional garden to the side and rear of the workshop.

Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



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