

The Crescent, Horsley Woodhouse, Derbyshire. DE7 6BJ

£260,000 Freehold

FOR SALE

 DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this charming and extended two double bedroom cottage offering a wealth of character features and having the benefit of a large landscaped garden with beautiful countryside views. The property briefly comprises of large lounge, farmhouse style kitchen and dining room(extension) all to the ground floor. And to the first floor:- there two double bedrooms and bathroom. The current owners have modernised and extended the house throughout and a truly magnificent rear garden that benefits from beautiful and uninterrupted countryside views continues to wow! We believe the property would ideally suit first time buyers, small families and those looking to downsize and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Superb End Terraced Cottage
- 2 Double Bedrooms
- Beautiful Countryside Views
- Farm House Style Kitchen
- 2 Reception Rooms
- Driveway
- Large Landscaped Rear Garden
- Ideal First Home Or Downsize
- Viewing Essential
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Large Lounge

5.91m x 4.48m (19' 5" x 14' 8") With door leading in from the street, mock sash window to front elevation, wall mounted radiator, TV point, exposed beams to ceiling. The feature focal point of the room is a cast iron fire that is inset into the chimney breast with feature stone lintel and raised hearth.

The lounge flows into a pleasant sitting area with bespoke arched French doors to the rear elevation, decorative wall lighting, exposed supporting wall and door opening into the kitchen area.

Farmhouse Kitchen

3.54m x 3.00m (11' 7" x 9' 10") Mainly comprising of a range of wall and base mounted matching units with roll-top work surface and incorporating a one and a half bowl sink drainer unit with mixer taps and attractive splashback tiling. Electric oven, four ring gas hob with stainless steel splashback, wall mounted gas combination boiler, wall mounted radiator, double glazed window to the side elevation, undercounter space and plumbing for washing machine, additional double glazed window, wall mounted shelving, tiled floor covering. Door opens to:-

Dining Room (Extension)

2.69m x 3.95m (8' 10" x 13' 0") This wonderful addition benefits from a pitched roof with Velux skylights, double glazed French doors with adjoining side panels allow for access into the rear garden, wall mounted radiator, decorative wall lighting and tiled floor covering.

First Floor

Landing

2.56m x 1.70m (8' 5" x 5' 7") Accessed via the lounge with wall mounted radiator, spotlighting to ceiling internal doors leading to both bedrooms and bathroom.

Bedroom 1

3.22m x 4.47m (10' 7" x 14' 8") With double glazed mock sash window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 2

3.54m x 3.02m (11' 7" x 9' 11") With double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

Bathroom

2.58m x 2.45m (8' 6" x 8' 0") Mainly comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with wall mounted electric shower attachment over and folding complementary shower screen. Tiling walls, wall mounted radiator, exposed brick supporting wall and double glazed obscured window.

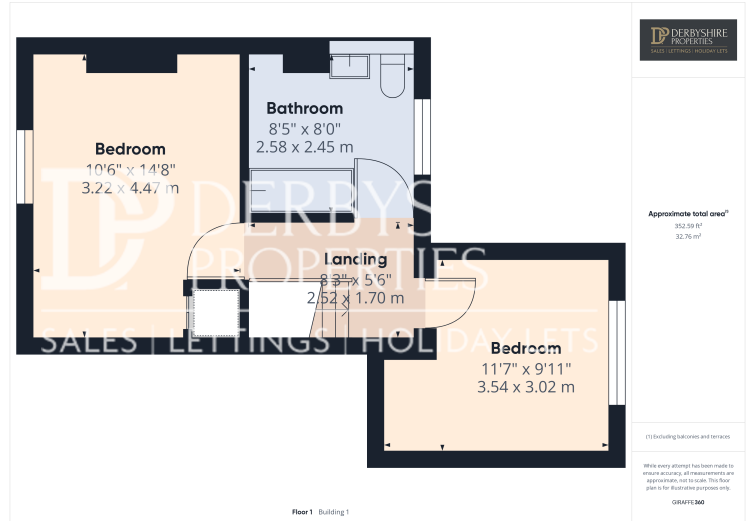
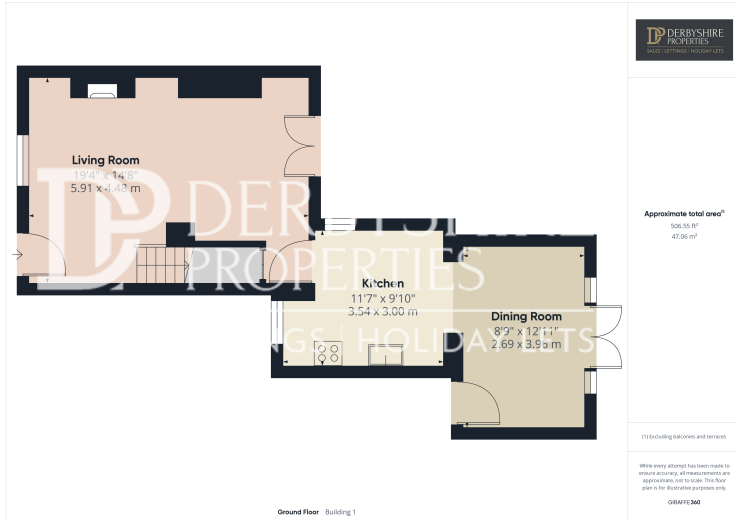
Outside

The front elevation as an original stone wall to street with neat fore garden and side driveway providing parking for one vehicle. Timber garden gate gives access to the superb rear garden and wall boundary is also found to neighbouring property.

The Superb garden offers a full width terrace, gravelled area with sleeper borders, timber garden shed and fenced boundaries. This leads to an entertaining area with gravelled low maintenance floor covering with inset paved patio area. Stocked flowerbeds and borders, timber fence boundaries and gravel pathway leads to an area of lawn which is ideal for a children's playing area. The path continues to a further entertaining terrace where the true appreciation for the countryside views are in force. A further paved patio/terrace can also be found as well as further garden shed and timber summer house with light and power.



FLOORPLAN & EPC



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |