





**Main Street, Horsley Woodhouse, Ilkeston, Derbyshire DE7 6AU**  
**£550,000 - Freehold**

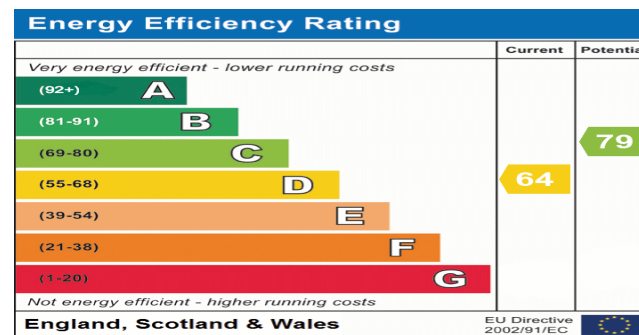


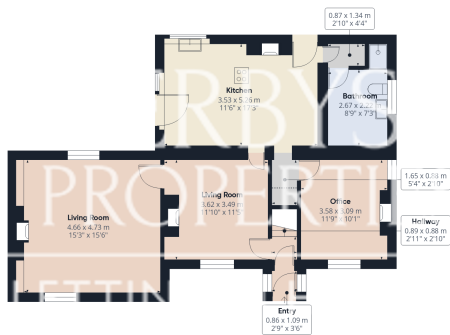
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this impressive character cottage, offering generous and versatile accommodation set within a centrally positioned, landscaped plot that enjoys a high degree of privacy. The grounds also benefit from extensive parking and a recently planted orchard area. We believe the property will ideally suit purchasers seeking a period home with space, character, and privacy from neighbouring properties.

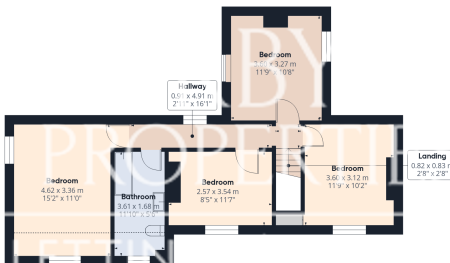
## POINTS OF INTEREST

- Charming Detached Cottage
- 4 Bedrooms & 3 Reception Rooms
- Charm & Character Throughout
- Farmhouse Style Kitchen/Diner
- Utility/Shower Room
- x 2 Driveways (Front & Rear)
- Large Plot With Landscaped Gardens
- Ideal Family Purchase
- Village Location
- COUNCIL TAX BAND E





Ground Floor Building 1



Floor 1 Building 1

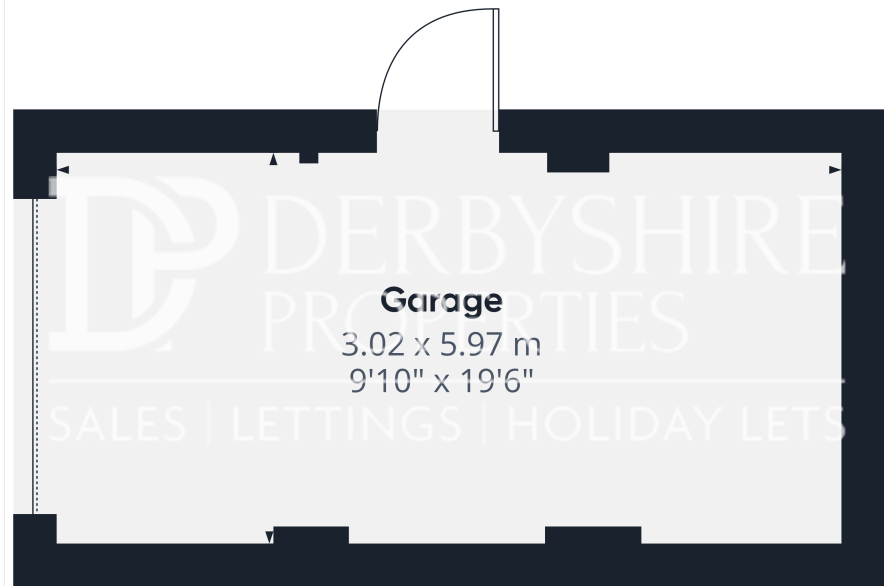
Approximate total area<sup>(1)</sup>  
136.2 m<sup>2</sup>  
1466 ft<sup>2</sup>  
Reduced headroom  
4.3 m<sup>2</sup>  
47 ft<sup>2</sup>

(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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Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
18.1 m<sup>2</sup>  
195 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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