

Bullock Lane, Ironville.

£269,950 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom semi detached home with approximately 2.5 adjoining acres in prominent position on the sought after Bullock Lane. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Porch, Entrance Hallway, Dining Area/Lounge, Open plan Living/Dining Kitchen Space, Utility Room and WC to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property is boasts prominent elevated position on the ever popular bullock lane allowing for reaching countryside views to the front elevation. The property features sizeable rear garden mainly laid to lawn with additional woodland measuring approximately 2.5 acres, perfect for those who own animals or grow their own produce. Driveway parking for numerous vehicles can be located to the front elevation whilst adjoining Garage/Workshop provides impressive outdoor storage and space to store vehicles.

## FEATURES

- Three Bedroomed Semi Detached House
- Approx 2.5 acres of adjoining woodland
- Parking for Several Vehicles
- Walking Distance To Schools/Shops
- Family Home with Potential



## ROOM DESCRIPTIONS

### Entrance

### Living Room

10' 9" x 9' 6" (3.28m x 2.90m) With UPVC double glazed window to front elevation, wall mounted radiator and wooden flooring.

### Open Plan Kitchen / Dining Room

12' 9" x 11' 7" (3.89m x 3.53m) Open plan Dining/Living Kitchen Area with feature fireplace housing multi burner with decorative oak surround. Understairs cupboard provides extra storage capacity off the Living Space whilst wood effect flooring extends to the Kitchen Area. The Kitchen features a range of base cupboards and eye level units with worktops over integrating stainless steel inset sink. The Kitchen also houses room for freestanding cooker and washing machine.

### Downstairs WC

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom.

### Bedroom One

10' 11" x 9' 8" (3.33m x 2.95m) With double glazed window to front elevation boasting stunning countryside views, wall mounted radiator and laminate flooring.

### Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### Bedroom Three

9' 8" x 4' 8" (2.95m x 1.42m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

6' 7" x 6' 4" (2.01m x 1.93m) A tiled three piece suite comprising; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, wall fitted extractor fan and double glazed obscured window to side elevation.

### Outside

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### 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

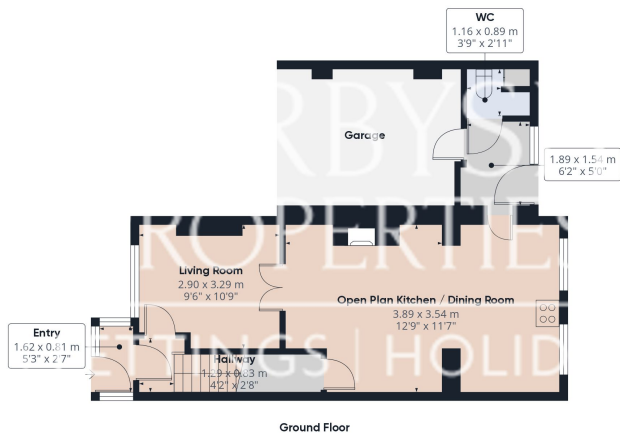
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.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



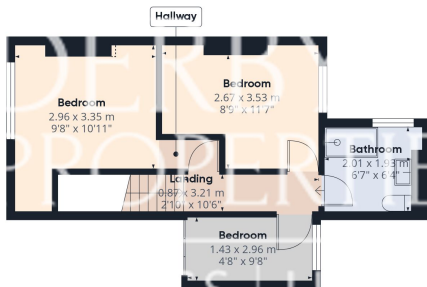




## FLOORPLAN & EPC



### Ground Floor



### Floor 1

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Approximate total area<sup>(a)</sup>73.09 m<sup>2</sup>786.74 ft<sup>2</sup>

Reduced headroom

0.05 m<sup>2</sup> $0.48 \text{ ft}^2$ 

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

