

Meadow Close, Horsley Woodhouse, Derbyshire. DE7 6DR

£220,000 Freehold

REDUCED



DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LE

## PROPERTY DESCRIPTION

A well proportioned Detached House located within the sought after village of Horsley Woodhouse which boasts a range of excellent local facilities such as a Co-op, village School, public houses and easy access to Derby, Nottingham, A38, M1 and The Peak District.

Accommodation comprises an Entrance Porch, Hallway, Fitted Kitchen, Lounge/Dining Room and a Conservatory. To the first floor are Three Bedrooms and a modern Shower Room. The property benefits from gas central heating and double glazing. There is a driveway for several cars runs to the side of the house and to the rear is an enclosed, low maintenance rear South facing garden. The house is offered with Vacant Possession/No Chain and requires some cosmetic upgrade. It would be an ideal purchase for a couple or young family.

## FEATURES

- Detached House In Sought After Village
- Entrance Porch and Hallway
- Fitted Kitchen
- Lounge/Dining Room And Conservatory
- Three Bedrooms
- Modern Shower Room
- Driveway For Several Vehicles
- Delightful, Enclosed South Facing Garden
- Offered With No Chain/Vacant Possession
- Easy Access To Derby, A38, M1 And Peak District



# ROOM DESCRIPTIONS

## Entrance Porch

Having a feature composite stable door with double glazed leaded glass insert, double glazed leaded glass windows to the side and a tiled floor. A UPVC double glazed door with double glazed window to side provides access to the hallway

## Entrance Hallway

Having a central heating radiator, a tiled floor and stairs lead off to the first floor

## Kitchen

10'0 x 7'5 (3.06m x 2.28m)

Appointed with a range of base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit. There is space for a cooker, space for a refrigerator and freezer, plumbing for an automatic washing machine and a wall mounted boiler (serving domestic hot water and central heating system). Having tiling to the splash back areas, a tiled floor and a double glazed leaded glass window to the front.

## Lounge/Dining Room

15'4 x 13'9 (4.68m x 4.21m)

With a feature brick built fireplace with terracotta tiled hearth housing a living flame gas stove. There is a central heating radiator and a useful under stairs cupboard with light and power which provides excellent storage space. UPVC double glazed French doors provide access to the rear conservatory.

## Conservatory

8'9 x 6'2 (2.68m x 1.89m)

Having a tiled floor, UPVC double glazed windows and a UPVC double glazed door which provides access to the rear garden/patio

## First Floor

### Landing

Having a double glazed window to the side, and over stairs cupboard, providing storage space and access is provided to the roof space.

### Bedroom One

13'8 x 8'4 (4.18m x 2.55m)

Having a central heating radiator and a double glazed window to the rear.

### Bedroom Two

10'6 x 6'5 (3.22m x 1.98m)

With a double glazed leaded glass window to the front elevation and a central heating radiator

### Bedroom Three

7'1 x 6'4 (2.17m x 1.94m)

Having a double glazed leaded glass window to the front elevation and central heating radiator.

### Bathroom

7'4 x 6'1 (2.24m x 1.86m)

Appointed with a three-piece modern suite comprising a corner shower cubicle with electric shower over and sliding glass shower doors, vanity wash hand basin with useful cupboards beneath and a low flush WC. There is tiling to all splash back areas, a wall mounted mirror and electric shaver point, a central heating radiator and a double glazed window with frosted glass, to the side elevation

### Outside

To the front of the house is a lawned garden with path providing access to the front door.

A generous driveway runs to the side of the house providing off road parking for several cars.

A gate to the side provides access to an enclosed, South facing rear garden which is mainly paved for low maintenance with raised borders to the surround.

### 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

