

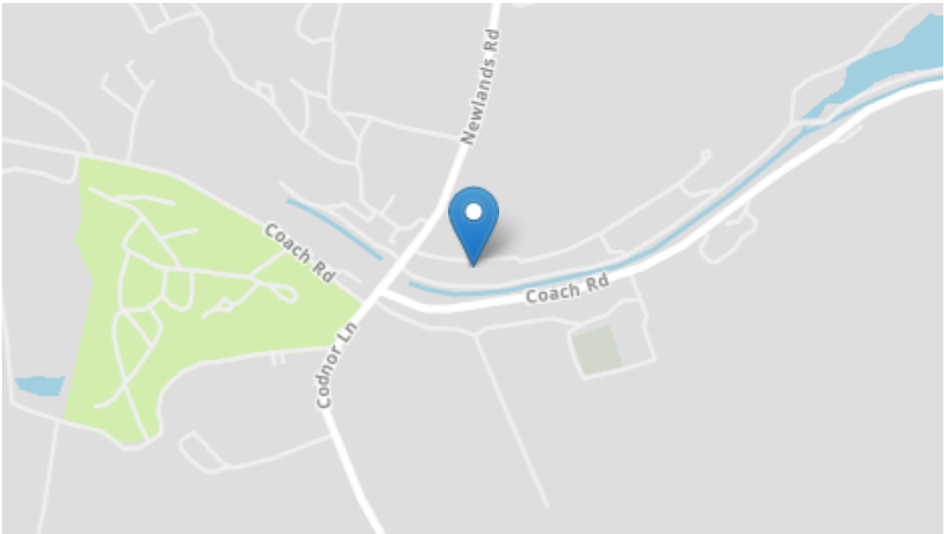
Golden Valley, Riddings, DE55 4ES

£270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28804465

- Charming End Terrace Home
- 3 Bedrooms
- Open Plan Ground Floor Living Space
- Modern Fitted Kitchen
- First Floor Bathroom & En Suite
- Driveway & Garage Store
- Landscaped Gardens to the Front & Rear
- Well Presented Throughout
- Open Views to the Front & Beautiful Woodland Views to the Rear

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** A GOLDEN OPPORTUNITY NOT TO BE MISSED! *** For those looking for a home packed with character and located in a pretty semi-rural location you can do no better than take a look at this stunning 3 bedroom cottage! Backing onto Cromford Canal, located in a desirable area and boasting spacious and very well maintained living accommodation which comprises; cottage style fitted kitchen, spacious lounge/dining room, conservatory, 3 bedrooms with master en suite, family bathroom and garage storage space. Outside there is a private driveway with well tended and landscaped gardens to the front and rear. The location of this charming cottage is perfect for countryside walks nearby and great road links to nearby towns. This is a rare opportunity not to be missed to acquire this gorgeous home. Call us today to book your viewing!

Ground Floor

Kitchen

3.96m x 2.38m (13' 0" x 7' 10") Composite stable entrance door and uPVC double glazed window to the front. A range of shaker style wall 7 base units with solid wooden work surfaces incorporating an inset ceramic Belfast sink. Integrated appliances including dishwasher, washing machine and fridge freezer. Space for range cooker with extractor over, ceiling spotlights, tiled floor and open to the lounge.

Lounge

4.58m x 3.96m (15' 0" x 13' 0") UPVC double glazed window to the rear, feature fireplace surround with inset electric fire, vertical radiator and stairs to the first floor. Open to the dining room and conservatory.

Dining Room

3.04m x 2.3m (10' 0" x 7' 7") UPVC double glazed window to the rear, solid wood flooring, radiator and ceiling spotlights. Storage cupboard housing the combination boiler.

Conservatory

3.36m x 3.07m (11' 0" x 10' 1") Brick & uPVC double glazed construction with windows to the rear and sides. Laminate wood flooring, radiator, air conditioning unit and French doors to the rear garden.

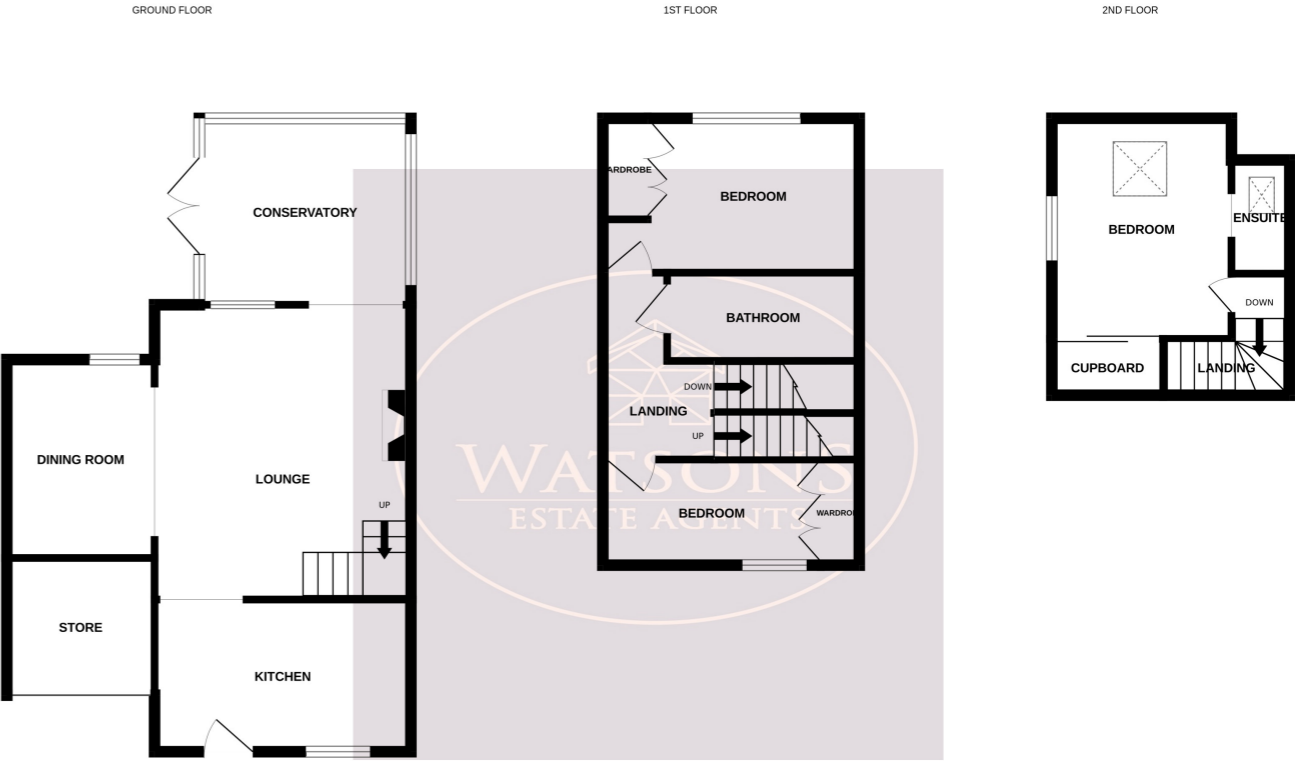
First Floor

Landing

Doors to bedrooms 2, 3 and the bathroom. Stairs to the second floor.

Bedroom 2

3.96m x 2.61m (13' 0" x 8' 7") UPVC double glazed window with woodland views to the rear, radiator and fitted wardrobe.



Bedroom 3

3.4m x 1.63m (11' 2" x 5' 4") UPVC double glazed window with open views to the front, radiator and fitted wardrobe.

Bathroom

White 3 piece suite comprising concealed wc, vanity sink unit with storage and panelled bath with mains fed rainfall shower over. Traditional radiator with heated towel rail, extractor fan, ceiling spotlights and partly tiled walls.

Second Floor

Bedroom 1

3.42m x 2.83m (11' 3" x 9' 3") UPVC double glazed window to the side and Velux window to the rear. Fitted wardrobe, radiator, ceiling spotlights and door to the en suite.

En Suite

White 3 piece suite comprising wc, pedestal sink unit and shower cubicle with mains fed shower. Fully tied walls, extractor fan, ceiling spotlights and Velux window to the rear.

Outside

To the front of the property is a landscaped garden with artificial lawn, flower bed borders with a range of plants and shrubs, and tarmacadam driveway providing off road parking leading to the garage store fitted with power and electric roller door. The tiered, landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side. The south facing rear garden comprises two paved patios with steps leading to a third level with turfed lawn, flower bed borders with a range of plants, shrubs and trees, timber shed and timber decking offering stunning views overlooking woodland and the Cromford canal.