



Main Street  
Horsley Woodhouse, Derbyshire

**Offers Over £250,000 Freehold**

A DOUBLE FRONTED THREE BEDROOM  
1920'S DETACHED HOUSE SITUATED IN  
THE HEART OF THIS DESIRABLE  
DERBYSHIRE VILLAGE LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS THIS CIRCA 1920'S DOUBLE FRONTED DETACHED COTTAGE-STYLE HOUSE WITH DRIVE TO THE FRONT IS SITUATED IN THE HEART OF THIS PICTURESQUE DERBYSHIRE VILLAGE LOCATION.

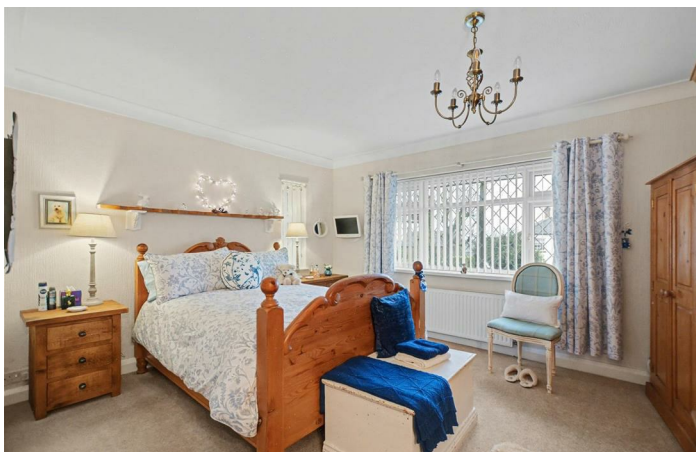
With accommodation over three floor, the ground floor comprises entrance hall, kitchen, utility room, dining room and sitting room. The first floor landing provides access to three bedrooms and a shower room. Wooden pull-down loft ladders then provide access to two useful spaces in the attic (with central heating and Velux windows).

The property also benefits from gas fired central heating from a combination boiler, double glazing, CCTV and an enclosed (non-overlooked) rear garden.

The property is located in the heart of this desirable Derbyshire village location and is believed to be the former local convenience store. There is easy access to nearby transport links including bus and train services, as well as major road networks such as the M1 and A38 just a short distance away. Within the village, there is a local CO-OP, as well as a corner shop, extremely popular schooling, doctors surgery, pharmacy, three children's play areas, whilst being on the doorstep to outdoor countryside access and nearby walking routes.

We believe the property will be suitable for a variety of buying types, with the potential to use the attic space more formerly.

We recommend an internal viewing.



## ENTRANCE HALL

11'8" x 5'2" (3.56 x 1.60)

Panel and double glazed front entrance door, double glazed bow window (with fitted blinds), laminate flooring, radiator, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, Georgian-style panel and glazed door then provides access into the living room, archway through to the kitchen, laminate flooring, radiator, dado rail.

## KITCHEN

13'10" x 9'8" (4.22 x 2.96)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with quartz-style square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine and slimline dishwasher, glass fronted crockery cupboards, tiled splashbacks, under-cabinet lighting, display plate rack and wine shelf, beamed ceiling, coving, double glazed bow window to the rear (with fitted blinds), tiled floor with electrically operated underfloor heating. Georgian-style panel and glazed door leads through to the dining room, concertina door then provides access to the utility area.

## UTILITY

7'3" x 5'9" (2.21 x 1.76)

Brick and double glazed construction with pitched roof and fitted blinds to the side and rear, uPVC panel and double glazed exit door then provides access to the outside, radiator, alarm control panel, space for fridge and freezer, tiled flooring (to match the kitchen) also with electrically operated underfloor heating.

## DINING ROOM

13'5" x 12'2" (4.11 x 3.73)

Double glazed bow window to the front (with fitted blinds), dado rail, decorative coving and ceiling rose, radiator. Archway through to the sitting room, panel and glazed Georgian-style door leading back through to the kitchen.

## SITTING ROOM

15'8" x 12'11" (4.80 x 3.95)

Double glazed bow window to the front (with fitted blinds), central chimney breast with Adam-style fire surround incorporating a marble insert and hearth, media and router points, wall light points, decorative beamed ceiling, radiator. Archway leading back through to the dining room, Georgian-style panel and glazed door leading back through to the hallway.

## FIRST FLOOR LANDING

Double glazed window to the rear, radiator, dado rail, coving, decorative wood spindle balustrade. Doors to all bedrooms and shower room. Loft access point via wooden slide-down loft ladders.

## BEDROOM ONE

14'4" x 13'10" (4.38 x 4.23)

Double glazed window to the front and side (both with fitted blinds), radiator, coving, wash hand basin with tiled splashback, wall light point above.

## BEDROOM TWO

14'6" x 11'11" (4.42 x 3.64)

Double glazed window to the front (with fitted blinds), radiator, range of bedroom furniture including matching wardrobes and overhead storage cupboards, wall light point, double closet (one of which houses the gas fired combination boiler for central heating and hot water purposes).

## BEDROOM THREE

7'6" x 7'5" (2.30 x 2.27)

Double glazed windows to the side and rear, radiator.

## SHOWER ROOM

6'8" x 5'4" (2.05 x 1.65)

Three piece suite comprising corner shower cubicle with decorative boarding, glass screen and sliding doors with dual attachment mains shower, wash hand basin, push flush WC. Contrasting tiles to the floor and walls, decorative marble effect boarding, double glazed window to the rear (with fitted blinds), radiator, spotlights.

## OUTSIDE

To the front of the property, there is drive and an enclosed seating area with decorative archway style picket fencing to a low maintenance frontage being paved for a seating area with flowerbeds and borders housing a variety of bushes and shrubs. There is pedestrian gate and pathway which provides access down the left hand side of the property into the rear entrance door.

## TO THE REAR

The rear garden is enclosed being predominantly paved making an ideal private seating/entertaining space with a good sized timber storage shed, access to the entrance hall and utility.

## DIRECTIONS

Upon entering Horsley Woodhouse from Ilkeston and Morley, take a left turn at the "T" junction and proceed towards the village centre where the property can be found on the right hand side, identified by our For Sale board.

## ATTIC ONE

11'10" x 8'4" (3.62 x 2.55)

Radiator, Velux roof window, power, lighting. Opening through to attic two.

## ATTIC TWO

14'0" x 8'6" (4.28 x 2.61)

Two Velux roof windows, radiator, eaves storage, light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.