



HANCOCKS COTTAGE, MAIN ROAD, BRAILSFORD, DE6 3DA

PRICE: OFFERS OVER £295,000



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DESCRIPTION

An attractive, two double bedroomed detached character cottage with the benefit of driveway parking, garage and enclosed rear garden.

The property briefly comprises entrance porch opening into the hallway. Dual aspect, spacious sitting room with feature fireplace, part of this room could be partitioned off to accommodate an office space. Characterful dining room with multi fuel stove, fitted kitchen and rear entrance porch. On the first floor there are two double bedrooms and a good sized bathroom.

Occupying a prominent position within the heart of the popular village of Brailsford, conveniently placed for ready access to both Derby and Ashbourne.

Offered for sale with No Upward Chain.

ACCOMMODATION

A timber double glazed front entrance door opens into the

Entrance Porch with side aspect double glazed window and radiator, opening into the hallway with stairs leading to the first floor and doors to the sitting room and dining room.

Sitting Room 6.33m x 2.92m (20'9" x 9'7") The focal point of the room is the brick feature fireplace with wooden lintel, slate hearth and open grate. There are two radiators, front aspect double glazed window and double glazed French doors opening to the rear.

Dining Room 3.97m x 3.33m (13' x 10'11") having a beamed ceiling, feature fireplace with inset Clearview multi fuel stove, front and side aspect double glazed windows, radiator, built in pine dresser and fitted pine corner seating. A door opens into the

Kitchen 4.28m x 2.03m (14'1" x 6'8") comprising a modern range of wall and base units and drawers with integrated electric Zanussi oven, four ring gas hob with stainless steel extractor hood above, work surface with tiled splashback and inset stainless steel sink and drainer unit. There is space three appliances along with plumbing for a washing machine. There is an understairs storage cupboard and double glazed door opening into the rear porch.

Rear Porch on brick base with tiled flooring, oak double glazed windows and stable style door opening to the rear.

First Floor Landing with access to the roof space and doors leading to the bedrooms and bathroom.

Bedroom One 4m x 3.34m (13'2" x 11') having a front aspect double glazed window, radiator, fitted pine wardrobe and over stairs storage cupboard/wardrobe.

Bedroom Two 4m x 2.89m (13'2" x 9'6") having front aspect double glazed window, radiator and over stairs storage cupboard/wardrobe.

Bathroom 3.63m x 2.22m (11'11" x 7'4") comprising bath with mains control shower over and glazed shower screen, low flush wc, pedestal wash hand basin, heated towel rail, rear aspect double glazed window, radiator and fitted cupboards.



OUTSIDE

The property through double opening gates leading onto a tarmac driveway providing ample parking and access to the **Garage** 4.97m x 3.02m (16'4" x 9'11") with double opening timber doors, light and power. There is a gravelled garden area and paved area with steps leading up to an enclosed lawned garden with paved patio seating areas, offering a good degree of privacy.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band D

EPC RATING E

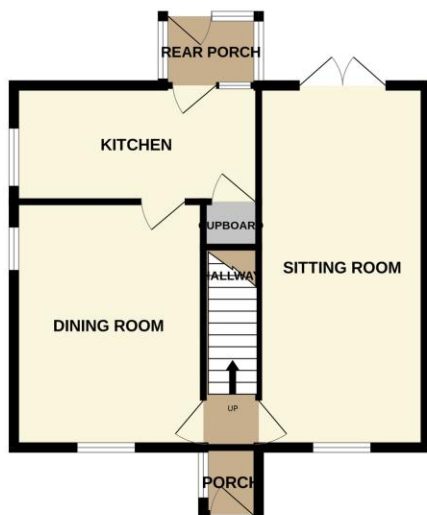
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

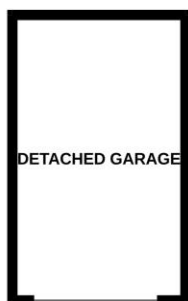
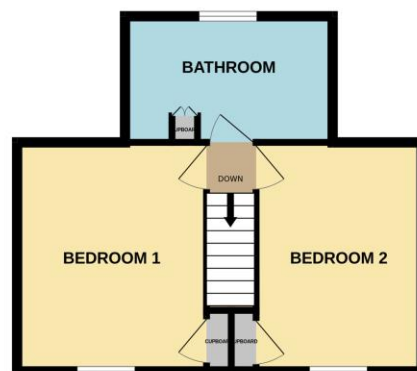
Ref FTA2694



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.