

## 3 Woodside, Morley, Derbyshire, DE7 6DG

Offers Around £539,000

Freehold



- Much Character Throughout
- Versatile & Spacious Accommodation
- Ideal for a Family
- Porch/Hallway, Utility & Fitted Guest Cloakroom
- Lounge & Separate Sitting Room
- Dining Room/Garden Room & Study
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Second Floor Master Suite with Double Bedroom & En-Suite Shower Room
- Large Plot - Gated Driveway & Garage





## Summary

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COUNTRYSIDE VIEWS - Very spacious and extended four bedroom character residence occupying a fine semi-rural location in Morley.

This is a rare and exciting opportunity to acquire a truly characterful, link detached extended four bedroom character residence occupying a beautiful location set amid attractive open countryside.

The property features sashed double glazed windows and gas central heating with porch/hall, fitted guest cloakroom, sitting room with feature fireplace, separate lounge, split-level dining room/garden room, study, fitted kitchen and separate large utility room. The first floor landing leads to three bedrooms and a bathroom and the second floor features a large master bedroom with a spacious en-suite shower room.

The property features well manicured gardens to the front and side, a split-level lawn, vegetable plots and gated driveway providing ample off road parking for six/seven vehicles with access to a larger than average garage and adjacent brick-built store.

# F&C

### **The Location**

The property's location in Morley allows for easy access to attractive open countryside and some very pleasant walks, two golf courses within easy reach; namely Horsley Lodge and Morley Hayes and is also close to the very highly rated Morley Primary School and a further range of amenities can be found in nearby Heanor along with Derby also within easy reach.

### **Accommodation**

#### **Ground Floor**

##### **Porch**

9'9" x 5'10" (2.99 x 1.80)

Panelled sealed unit double glazed and leaded entrance door provides access to porch with impressive Minton floor, central heating radiator, uPVC double glazed windows, feature high ceiling and archway to hallway.

##### **Hallway**

With staircase to first floor and panelled doors to:

##### **Sitting Room**

24'2" x 9'9" (7.37 x 2.99)

With feature fireplace incorporating decorative surround and matching hearth with open fire grate, central heating radiator, period coved cornice and ceiling rose and uPVC double glazed sash windows to the front elevation.



## Lounge

14'11" x 10'7" (4.55 x 3.25)

Again, with feature fire surround and hearth with large cast iron dual aspect solid fuel stove, central heating radiator, oak floor covering, period covered cornice and ceiling rose, uPVC double glazed sash windows to the front elevation, doorway to kitchen and further doorway to dining room.



### Dining Room

Again, with feature brick fire surround and raised hearth with dual aspect log burner, central heating radiator, continuation of oak floor covering, uPVC double glazed sash windows to the front elevation and single step down to garden room.



### Garden Room

With central heating radiator, tiled floor covering, uPVC double glazed window to side and matching French doors opening onto garden.



### **Fitted Kitchen**

14'6" x 8'7" (4.43 x 2.63)

With woodblock preparation surfaces with tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards having under lighting, appliance space currently housing a five plate Range gas cooker, microwave, integrated fridge and freezer, continuation of tiled floor covering, stylish floor-to-ceiling central heating radiator, door to useful pantry and further open access into utility room.



### **Utility Room**

9'11" x 9'8" (3.04 x 2.96)

With matching woodblock preparation surfaces with tiled surround, inset circular stainless steel sink unit with mixer tap, fitted base cupboards, appliance spaces suitable for washing machine, tumble dryer and dishwasher, central heating radiator, continuation of tiled floor covering, uPVC double glazed door and window to rear and panelled doors to guest cloakroom and study.

### **Guest Cloakroom WC**

8'10" x 3'1" (2.70 x 0.96)

With a white suite comprising low flush WC, pedestal wash handbasin, tiled floor covering, central heating radiator and uPVC double glazed window to side.

### Study

9'11" x 9'9" (3.04 x 2.98)

With central heating radiator, oak floor covering and uPVC double glazed French doors with matching side lights opening onto garden.



### First Floor

#### Landing

Split-level landing with central heating radiator, staircase to second floor and panelled doors to:

#### Bedroom Two

13'1" x 10'2" (4.00 x 3.11)

With central heating radiator and uPVC double glazed sash window to front.



#### Bedroom Three

13'3" x 10'7" (4.05 x 3.25)

With central heating radiator, over-stairs storage cupboard, uPVC double glazed sash window to front and further double glazed window to side.



### **Bedroom Four**

9'9" x 9'0" (2.98 x 2.76)

With central heating radiator and uPVC double glazed window to rear.



### **Bathroom**

8'8" x 7'10" (2.65 x 2.40)

With a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle with integrated shower, towel radiator, airing cupboard, recessed ceiling spotlighting and uPVC double glazed window to side.



### **Second Floor**

#### **Master Bedroom**

17'4" x 14'0" (5.29 x 4.28)

Impressive master suite comprising spacious bedroom with feature pitched ceiling, exposed timberwork and purlins, central heating radiator, exposed wooden floorboards, useful storage space into eaves, uPVC double glazed window to side offering attractive views over open countryside, four sealed unit double glazed windows to the rear elevation and doorway to large en-suite shower room.





### **En-Suite Shower Room**

11'8" x 9'1" (3.58 x 2.77)

With a suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, useful bespoke storage and integral wardrobe space, feature exposed beams, central heating radiator and sealed unit double glazed Velux window to rear.



### **Outside**

To the front of the property is a well manicured fore-garden incorporating boundary wall with wrought ironmongery and hand gate leading to a flagstone pathway with intercepting gravelled borders and neat box hedging.

The property occupies a deceptively large plot featuring side garden with two decked seating/outdoor entertaining areas, herbaceous border containing a selection of plants and shrubs bound by walling, timber framed pergola, continuing with an extensive two-tier lawn with a varied selection of rockery and sleeper edged borders containing plants, shrubs and trees and vegetable plot to the foot of the garden. The property offers extensive parking accessed via a remote powered five bar oak gate which leads to a tarmac driveway providing off road parking for multiple vehicles which culminates in the detached brick-built garage and has the benefit of an electric car charging point.



### **Brick-Built Detached Garage**

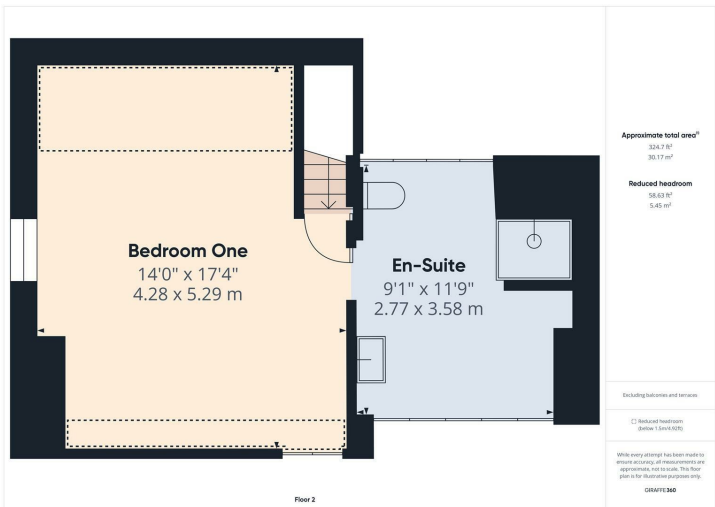
21'9" x 11'7" (6.63 x 3.55)

Alarmed with the benefit of power and lighting and useful storage to the loft area, workshop to the rear and also a separate brick outbuilding which provides useful surplus storage space.



**Council Tax Band C - Amber Valley**







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3 Woodside  
Morley  
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Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	