



Main Street, Wilson, Derbyshire DE73 8AD

£395,000

Welcome to this charming semi-detached house located on Main Street in the delightful area and popular village of Wilson. This property boasts a warm and inviting atmosphere with its 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With 3 cosy bedrooms, there is ample space for a growing family or for those who enjoy having a guest room or a home office. The property also features a well-maintained bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this lovely home is the outstanding view to open countryside to the rear. This home still offers an outstanding opportunity to extend further to the rear (subject to the usual planning permissions and consents)

Situated in a prime location, this house offers the perfect blend of tranquillity and accessibility. Whether you're looking to unwind in the comfort of your own home or explore the vibrant surroundings, this property provides the ideal setting for a fulfilling lifestyle.

Don't miss out on the opportunity to make this house your home sweet home in the award winning village of Wilson, Derbyshire. Book a viewing today and experience the charm and comfort this property has to offer.

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Entrance Hall



Door to the front Upvc window to the front and radiator.

Downstairs wc



low flush wc.

Superb Dining Kitchen



Upvc window to the front, side and rear. Tiled floor radiator an extensive range of fitted cupboards and worktops, rangemaster cooker, plumbing for a dishwasher, single drainer sink, useful shelved pantry.

Spacious utility room



Two upvc windows to the side plumbing for a washing machine radiator fitted cupboards and worktop, butler enamel sink unit. Walk in storage cupboard housing the oil fired central heating boiler.

Lounge



Upvc window to the front and rear, radiator and feature brick open fireplace.

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Conservatory



Radiator and fabulous views to the garden and open countryside to rear via upvc window and French doors to rear.

Bedroom 1



Upvc window to the rear, radiator, built in wardrobes and cupboards.

First Floor

Landing



Upvc window to rear, radiator, loft access and useful built in cupboard.

Bedroom 2



Upvc window to the front and side, radiator and fitted wardrobes.

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Bedroom 3



Upvc window to the rear and radiator.

Bathroom



Upvc window to the side a 3 piece suite comprising low level wc, pedestal wash hand basin, panelled bath with fitted mains shower over, towel radiator.,

Outside



Front garden



Lawned area with high hedge borders.

Side Driveway

Block paved driveway providing space for 2 vehicles. side gate for access to rear garden.

Rear Garden



A particular feature of this home is the great sized garden backing on to open countryside with magnificent views! Large patio area, extensive lawn, two felt and timber sheds, large productive vegetable plot to the rear of the garden. Outside water tap and lights.

Tenure

Freehold

Council Tax Band

Derbyshire Council

Council Tax Band : C

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

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All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Melbourne Sales & Lets, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

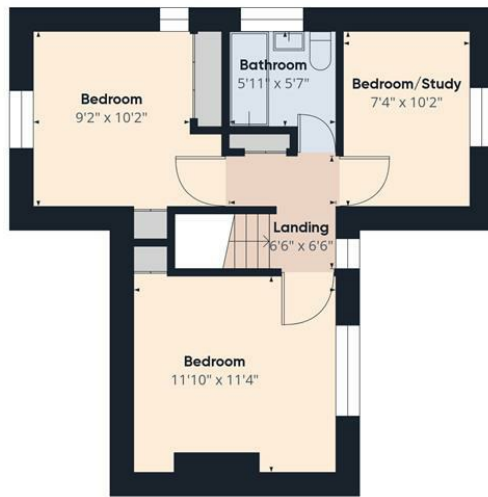
Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

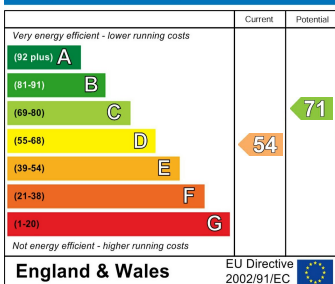
Approximate total area⁽¹⁾
1056.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

