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Main Street, Horsley Woodhouse,  
Derbyshire

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+ CO





Main Street, Horsley Woodhouse, DE7 6AU

Offers in excess of £375,000



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# Floor Plan



GROSS INTERNAL AREA  
 1ST FLOOR: 956 sq. ft. 89 m<sup>2</sup>, 2ND FLOOR: 619 sq. ft. 58 m<sup>2</sup>,  
 3RD FLOOR: 123 sq. ft. 11 m<sup>2</sup>  
 TOTAL: 1,698 sq. ft. 158 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













PERIOD HOME WITH STUNNING GARDEN & HOME OFFICE - An opportunity to acquire this most attractive and extended link detached period home of immense style and character, offering most spacious accommodation of over 1500 square feet. The property offers great ground floor living space with three reception rooms and a conservatory. The property also benefits from an extended open plan dining kitchen with range cooker and log burner. A true feature of this home is the beautiful large mature enclosed garden which offers a good degree of privacy and has a stunning covered seating area and contemporary styled detached home office.

This beautiful character home was constructed in the 1920's and has been sympathetically extended with two extensions to the rear. The accommodation has the benefit of uPVC double glazing, combination boiler gas central heating system and in brief comprises: open plan dining kitchen with range cooker and log burner, separate utility room, inner hallway, cloakroom wc, study, living room and sitting room.

The first floor landing leads to a primary bedroom with a jack and jill period style en-suite four piece bathroom. There is also a double bedroom two, bedroom three both also with access to the en-suite bathroom. There are steps leading to useful loft storage room with velux window.

Outside, the property has a gravelled driveway to the rear. There is a walled front garden and to the rear is the beautiful enclosed rear garden which really has to be viewed to be fully appreciated.

- Spacious Extended Period Link Detached Home
- Over 1500 Square Feet of Living Accommodation
- Living Room, Sitting Room, Study & Conservatory
- Driveway with Parking for Two Cars
- Superb Detached Home Office/Summerhouse & Covered Seating Area
- Wealth of Character & Charm
- Open Plan Dining Kitchen with Range Cooker & Utility Room
- Three Well Proportioned Bedrooms & Spacious Period Style Bathroom
- Stunning Mature Large Landscaped Rear Garden
- Popular Local Village & Close to Open Countryside











Amor Veritas Contego





## LOCALITY & AMENITIES

Horsley Woodhouse offers a good range of local amenities including a Co-op supermarket, pubs and doctors surgery/medical centre. The nearby villages of Horsley and Kilburn are located close by and the towns of Belper, Ripley and Heanor, which are a short drive away, offers a more comprehensive range of services including good schooling, leisure centre and further range of noted retail outlets.

Also within easy reach is a good range of quality golf courses including Morley Hayes, Horsley Lodge and Breadsall Priory which provides leisure facilities including the golf course, gym and indoor swimming pool, restaurants and bars.

The property is conveniently located close to good transport links, most notably the A38 and A52, which in turn provides swift onward travel to the main motorway network and other regional centres.

For those who enjoy the great outdoors the nearby Derbyshire countryside provides delightful countryside walks.

## THE ACCOMMODATION

### GROUND FLOOR

#### Open Plan Dining Kitchen

21'0 x 15'5 maximum (6.40m x 4.70m maximum)

(L-Shaped Room)

#### Dining Area

Entrance through traditional wood panelled door with glazed inset windows leading into the dining area. Fitted with a quarry tiled floor, beautiful feature fireplace with antique pine effect surround housing a multi fuel log burner, Velux double glazed window to the side elevation, two wood unit windows with obscure glazing and lead effect to the side elevation, recessed down lighting, access through to the kitchen area and access through to the conservatory.

#### Kitchen Area

Fitted with a range of Shaker style units with ceramic handles, roll edged laminated wood block effect work surface over, ceramic tiled splashbacks, ceramic one and a half bowl sink drainer unit with brushed stainless steel mixer tap. Recess that houses the Range cooker being fully tiled, Rangemaster dual fuel cooker with a five ring gas hob, double oven and has a black matt finish extractor unit over. Velux double glazed window to the side elevation and leaded window to the rear elevation with stained glass detailing.

#### Utility Room

5'8 x 4'5 (1.73m x 1.35m)

Fitted with a range of Shaker style units with ceramic handles, roll edged laminated wood block effect work surface over, low level appliance space with plumbing for an automatic washing machine and quarry tiled floor. Wall mounted Worcester Bosch combination boiler. Obscure single glazed sash window to the side elevation, obscure leaded window into the sitting room and an obscure leaded window to the kitchen.

#### Conservatory

10'2 x 9'8 (3.10m x 2.95m)

Built of brick base wall construction with quarry tiled floor, vaulted polycarbonate roof, uPVC wood effect double glazed windows, uPVC double glazed french doors giving access to the rear garden.

#### Inner Hallway

Staircase leading through to the first floor landing, central heating radiator and wood panelled doors giving access through to the living room, sitting room, downstairs WC and the study.

#### Cloakroom WC

Fitted with a two-piece white suite comprising a wall mounted ceramic wash hand basin with ceramic tiled splashbacks, low level WC with chrome push button flush, tile effect floor, feature wood panelling on the left wall and wood unit leaded window to the side elevation.

#### Study

11'4 8'5 (3.45m 2.57m)

Fitted with a feature cast iron fireplace with tiled hearth and pine surround, there is bespoke built-in pine cupboards, built-in shelving, central heating radiator, coving to ceiling, ceiling rose, uPVC wood effect double glazed window to the front elevation and beautiful patterned internal glazed window into the office. Off the living room is an:

#### Living Room

13'4 x 12'9 (4.06m x 3.89m)

fitted with a feature cast iron fireplace with tiled hearth and pine surround, there is bespoke built-in pine cupboards, built-in shelving, central heating radiator, coving to ceiling, ceiling rose, uPVC wood effect double glazed window to the front elevation and beautiful patterned internal glazed window into the office. Off the living room there is a useful understairs storage cupboard with built-in meter cupboard housing the gas meter, built-in shelving and lighting.

#### Sitting Room

13'4 x 10'9 (4.06m x 3.28m)

Fitted with a feature cast iron fireplace with period styled insert and tiled hearth, wooden picture rail, ornate coving to ceiling, ceiling rose and uPVC wood effect double glazed window to the front elevation and internal single glazed window with stained glass and leaded effect that looks into the utility.

## FIRST FLOOR

### Landing

Gives access through to the primary bedroom, bedroom two plus a further staircase leading through to a loft store room.

### Primary Bedroom

13'3 x 12'9 (4.04m x 3.89m)

Fitted with central heating radiator, coving to ceiling, period cast iron fireplace and two uPVC wood effect double glazed windows to the front and rear elevations both with leaded effect.

### Bedroom Two

13'3 x 12'8 maximum (4.04m x 3.86m maximum)

With a beamed ceiling, period cast iron fireplace with period tiled hearth, central heating radiator, uPVC wood effect double glazed window to the front elevation and traditional wood panelled door giving access through to a wardrobe with double chrome handing rails and built-in shelving.

### Inner Landing

Off bedroom two there is an inner lobby area with modern chrome heated towel rail, smoke alarm and giving access through to bedroom three and the period style bathroom.

### Bedroom Three

10'8 x 8'3 (3.25m x 2.51m)

Fitted with central heating radiator, loft access and uPVC wood effect double glazed window to the rear elevation.

### Spacious Four Piece Bathroom

11'6 x 10'11 maximum (3.51m x 3.33m maximum)

Fitted with a four-piece suite comprising a double width corner shower with wall mounted chrome mains fed shower unit with rain shower head above, low level WC, ceramic wash hand basin with vanity cupboard below, feature roll top bath with Victorian style mixer attachment and clawed feet, feature wood panelling to the walls, central heating radiator, uPVC obscure glazed window to the rear elevation and feature leaded stained glass window to the side elevation.

## SECOND FLOOR

Space saving steps from the first floor landing leading up to the second floor landing area, built-in storage cupboard built into the eaves,

### Loft Store Room

9'9 x 9'5 (2.97m x 2.87m)

Velux double glazed window to the rear elevation, exposed beams and lighting.

## OUTSIDE

### Front Garden

To the front of the property is a walled foregarden area with side metal gated access leading up some blue brick steps to a gravelled pathway. The front garden is planted with an array of decorative plants trees and shrubs.

### Driveway & Parking

To the side of the property is a shared access block paved driveway which provides access through to the property's own independent parking area with space for two cars, gravelled with car port area and pergola above. There is access through to the main entrance, two outside lighting points and decorative metal gated access leading through to the enclosed rear garden.

### Beautiful Mature Enclosed Rear Garden

A gravelled pathway gives way through to a beautiful private landscaped rear garden which has quarry tiled paved pathway leading through to the top end of the garden with a generous paved patio area with timber framed canopy above the seating area. There is also further gravelled areas providing additional outdoor seating areas and timber framed log stores. The lawn has two shaped lawned section with well stocked planting borders and the garden is planted with an array of mature trees. plants and shrubs. There is a generous timber framed shed and the superb contemporary detached home office/summerhouse.

### Superb Home Office/Summerhouse

9'4 x 7'5 (2.84m x 2.26m)

Superb modern detached home office with uPVC anthracite full height double glazed doorway leading into the home office with marching side panel windows. There is power and light, is fully insulated, wood effect laminate flooring and has two directional LED downlighters.

### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

### Council Tax Band - C

Band C - Amber Valley Borough Council





## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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