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Main Street, Horsley Woodhouse,  
Derbyshire

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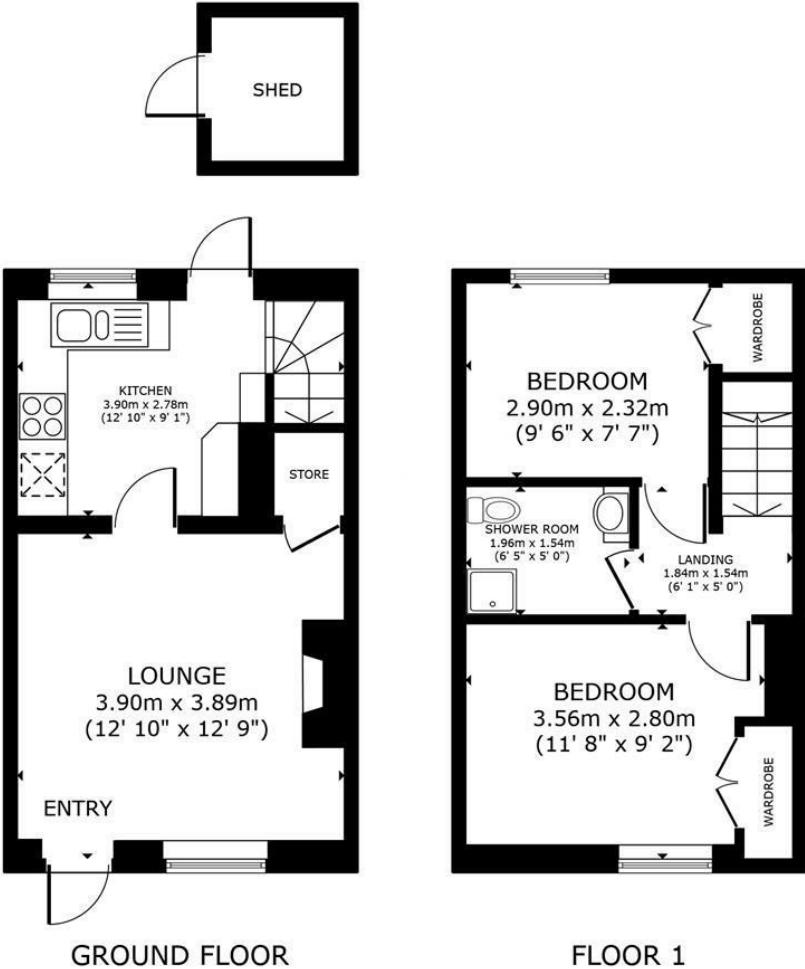
Main Street, DE7 6AU

Price £170,000





# Floor Plan



GROSS INTERNAL AREA  
 GROUND FLOOR 26.8 sq.m. (288 sq.ft.) FLOOR 1 26.3 sq.m. (283 sq.ft.)  
 EXCLUDED AREAS : SHED 2.7 sq.m. (30 sq.ft.)  
 TOTAL : 53.1 sq.m. (572 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









**DELIGHTFUL COTTAGE WITH DRIVEWAY** - A charming and beautifully appointed two bedroom character mid terraced cottage would be ideally suited to the first time buyer or investor and is set within this popular village location within easy access of Derby and Belper. This stylish character property has been upgraded to an impressive specification, including a superb Howdens kitchen with quality integrated appliances installed in 2022. The property offers ready to move into accommodation that really demands an internal inspection to appreciate the quality specification on offer.

The property has the benefit of uPVC double glazing, gas central heating and in brief comprises: stylish lounge, beautifully appointed kitchen with staircase leading to the first floor landing providing access to: two bedrooms and contemporary shower room.

Outside the property has a gravelled driveway to the front providing space for one car. There is a low maintenance paved courtyard garden to the rear with detached outbuilding providing a useful store/utility room.

- Delightful Mid Terraced Character Cottage
- Ideal First Time Buy
- Stylish Lounge & Superb Re-Fitted Kitchen
- Detached Outbuilding Store/Utility
- Popular Local Village & Close to Open Countryside
- Beautifully Presented
- Gas Central Heating & Double Glazing
- Two Bedrooms & Well Appointed Shower Room
- Driveway & Low Maintenance Rear Garden
- No Chain Involved













## 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

#### Stylish Lounge

12'10 x 12'9 (3.91m x 3.89m)

Entrance through composite double glazed entrance door into the lounge. Fitted with a feature recessed fireplace with wooden lintel above, TV point, central heating radiator, three wall light points, built-in cupboard built into the recess which houses that gas meter, grey wood grain effect flooring, beamed ceiling, wall mounted alarm keypad and uPVC double glazed window to the front elevation. Contemporary panelled door giving access through to a useful under stairs storage cupboard fitted with built-in coat hooks and has lighting. Glass panelled door giving access through to a:

#### Superb Kitchen

12'10 into stairs x 9'1 (3.91m into stairs x 2.77m)

Fitted with a beautiful range of Howdens, light grey matt finished panelled units with brushed stainless steel handles, square edged laminated marble effect work surface over, stainless steel one and a half bowl sink drainer unit with chrome swan necked styled mixer tap, integrated Whirlpool stainless steel electric oven, gas four ring hob with stainless steel extractor canopy, under cupboard lighting, beautiful glazed ceramic tiled splashbacks and laminated marble effect tiled flooring, central heating radiator, breakfast bar area, integrated low level fridge, beamed ceiling, uPVC double glazed window to the rear elevation and uPVC double glazed door giving access through to the rear garden. Staircase leading through to the first floor landing with panelled doors leading through to both bedrooms and bathroom.

### FIRST FLOOR

#### Landing

Stairs from the kitchen leading to the first floor landing. Doors off the landing leading to both bedrooms and shower room.

#### Bedroom One

11'8 x 9'2 (3.56m x 2.79m)

Fitted with central heating radiator, built-in double wardrobe, coving to ceiling and uPVC double glazed window to the front elevation.

#### Bedroom Two

9'7 x 7'7 (2.92m x 2.31m)

Fitted with central heating radiator, storage cupboard over the stairwell housing the wall mounted Ideal combination boiler, uPVC double glazed window to the rear elevation.

#### Shower Room

6'5 x 5'0 (1.96m x 1.52m)

Fitted with a white three-piece suite with low level WC with chrome push button flush, ceramic wash hand basin built into a vanity unit with chrome Monoblock mixer tap and wall mounted mirrored bathroom cabinet above, ceramic tiled splashbacks, walk-in shower with glazed shower screen, Travertine effect ceramic tiled splashbacks, ceramic tiled floor, monochrome ladder style heated towel rail, recessed LED downlighters and extractor fan.

### OUTSIDE

#### Frontage & Driveway

To the front of the property is a single width gravelled driveway providing space for one car with shrubbed borders.

#### Enclosed Courtyard Style Garage

Cotwold stone gravelled beds with a stepping stone paved pathway having raised level railway sleeper planting beds leading through to the rear paved patio style courtyard garden which has the benefit of a There is a fence panelled boundary and gated access across the neighbouring property for rear access.

#### Detached Brick Built Outbuilding/Utility Room

4'9 x 3'0 (1.45m x 0.91m)

Fitted with power and light, useful utility area with space for an automatic washing machine, glass brick window and glass panelled door to front.

#### 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 - A

Band A - Amber Valley Borough Council





## 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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## Energy Performance Graph

