



## 2 Great Wilne, Derby, DE72 2HF

**Asking Price £350,000**

Nestled in the picturesque and peaceful hamlet of Great Wilne, Shardlow, this delightful cottage offers a perfect blend of character and modern convenience. With three spacious double bedrooms, each adorned with period features and breath taking views of the surrounding countryside, this property is a true gem for those seeking a tranquil lifestyle.

The home boasts an abundance of character, highlighted by a cosy log burning stove that creates a warm and inviting atmosphere. The well-appointed bathroom and generous living spaces provide comfort and functionality for everyday living.

For those who appreciate the great outdoors, the property is ideally situated near picturesque canal path walks, perfect for leisurely strolls or invigorating hikes. The peaceful surroundings offer a serene escape from the hustle and bustle of city life, while still being conveniently located with excellent road links, making it an ideal choice for professional couples. Additionally, the property features ample parking for up to three vehicles, ensuring that you and your guests will always have a space to park.



### Entrance Hallway

Having composite front door leading into hallway, double glazed window to the front elevation, gas central heating radiator, storage cupboard, internal stable style door with glass panel leading to inner hallway and original tiled flooring.

### Inner Hallway

Having gas central heating radiator and stairs leading to the first floor.

### Kitchen

Having double glazed window to the front elevation, contemporary wall and base units with complementing worksurfaces, separate pantry, Rangemaster cooker, space for washing machine, dishwasher, fridge/freezer, original exposed beams to ceiling and feature tiled flooring.

### Open Plan Living/Dining

Having double glazed French uPVC framed doors and window to the rear elevation, gas central heating radiator, feature brick built fireplace with mantle and wood burning stove, original exposed beams to ceiling, Oak flooring and ample space for dining table.

### First Floor Landing

Having double glazed window to the front elevation, large storage cupboard and stairs to the second floor.

### Bedroom Two

Having double glazed window to the rear elevation, gas central heating radiator and original exposed beams to ceiling.

### Family Bathroom

Having double glazed opaque window to the front elevation, gas central heating radiator and towel rail, W.C, vanity unit with hand wash basin, walk in shower with waterfall shower, original exposed beams and ceiling spotlights.

### Second Floor

Having double glazed window to the front elevation, access to the loft with fixed loft ladder, boarded throughout with lighting and doors leading to.

### Master Bedroom

Having double glazed window to the rear elevation, skylights to roof, gas central heating, original exposed beams to ceiling and wooden flooring.

### Bedroom Three

Having double glazed window and skylight to the front elevation, gas central heating radiator and wooden flooring.

### Outside Front

Surrounded by countryside, the property offers a block paved driveway with ample space for parking.

### Outside Rear

Having a cosy outside decked area with open views to the rear.

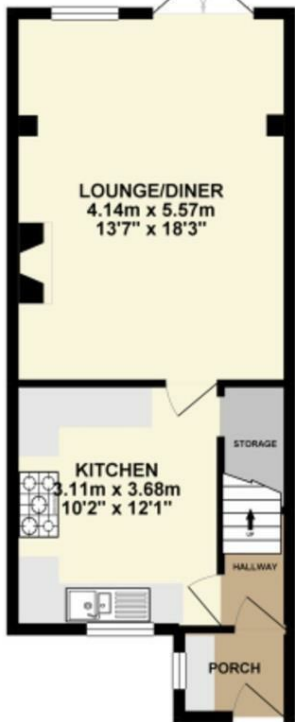
### MONEY LAUNDERING REGULATIONS -

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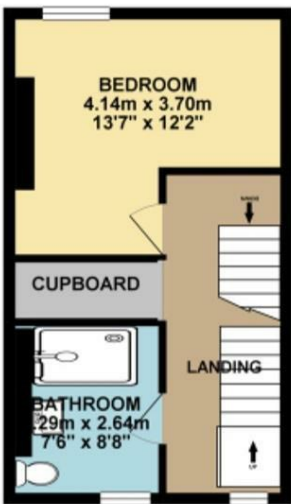
1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

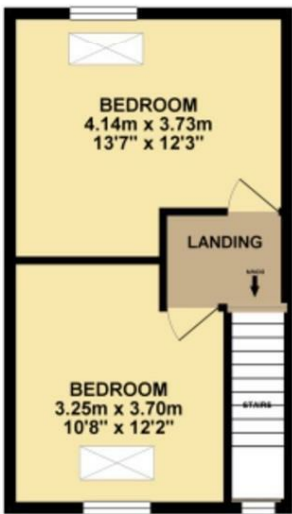
GROUND FLOOR 40.46 sq. m.  
( 435.54 sq. ft. )



1ST FLOOR 30.19 sq. m.  
( 324.97 sq. ft. )



2ND FLOOR 30.74 sq. m.  
( 330.93 sq. ft. )



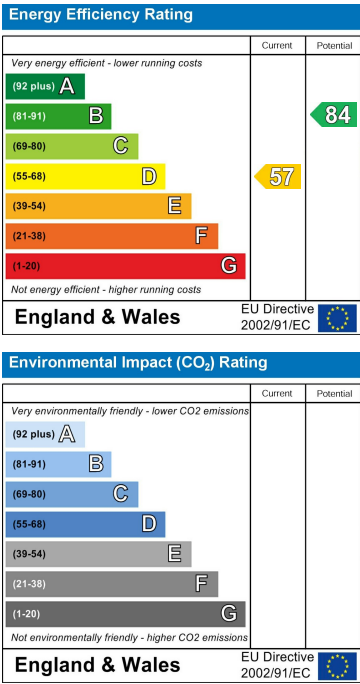
TOTAL FLOOR AREA : 101.40 sq. m. ( 1091.44 sq. ft. ) approx.

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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Area Map



Energy Efficiency Graph



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