



Hillcliffe Golden Valley, Horsley Woodhouse, Ilkeston, DE7 6BA

£450,000



An individual detached family home offering contemporary split level living. The deceptively spacious yet versatile accommodation has four good sized bedrooms, modern open plan living and a basement kitchen. Occupying a generous plot in a sought after location close to excellent local amenities and open countryside. Having generous car parking, garage and mature gardens. Viewing is strongly recommended.



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The well proportioned and beautifully presented accommodation has been modernised and individually styled. Comprising entrance porch, reception hallway, light and spacious 31' split level lounge diner with stairs to the contemporary basement kitchen, separate utility room, guest WC, four good sized double bedrooms (principle with ensuite shower room) and family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler.

The property occupies a generous plot with ample off road parking and turning space, which leads to a detached garage. The enclosed gardens are accessed via secure gate with pathway leading through the wrap around gardens, which are laid to lawn with mature trees shrubs and flowering plants. There are various seating areas, perfect for alfresco dining and enjoying the peaceful countryside views. A pine cabin office building is sited in the garden, perfect for home working.

Horsley Woodhouse is a popular village with excellent local amenities, ie primary schools, doctors surgery, convenience store and village pubs, being surrounded by countryside with many local walks. Having easy access to Belper, Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC entrance door allows access.

ENTRANCE PORCH

There is tiled flooring and feature internal window.

RECEPTION HALLWAY

Having oak flooring, radiator and access to the part boarded roof void.

OPEN PLAN LOUNGE DINER

31'2 x 17'4 (9.50m x 5.28m)

A split level naturally light and spacious room with dual aspect UPVC double glazed windows to the side and rear. A Juliette balcony to the side elevation floods the room with natural light and provides elevated countryside views. There are three radiators, wood effect flooring and a recessed fireplace housing a multi-fuel cast iron stove. Stairs lead down to the :

BASEMENT KITCHEN

17'5 x 12'10 max (5.31m x 3.91m max)

Appointed with a contemporary range of cedar effect base cupboards, drawers and central island unit with concrete work surface incorporating a stainless steel double sink drainer with mixer taps and splash back tiling. There is space for a range cooker, fridge freezer and an integrated dishwasher, ceramic tiled flooring with under floor heating, cast iron radiator, inset spot lighting and triple aspect UPVC double glazed windows overlooking the gardens.

UTILITY ROOM

There is plumbing for an automatic washing machine, wood effect flooring and access to the rear porch.

REAR PORCH

A glazed door provides access to the rear.

GUEST WC

There is a low flush WC, pedestal wash hand basin, splash back tiling and UPVC double glazed window with opaque glass.

PRINCIPLE BEDROOM

11'10 x 9'5 plus recess (3.61m x 2.87m plus recess)

A light and spacious room with a high vaulted

ceiling having a skylight window and French doors providing views and opening onto the gardens, UPVC double glazed window to the rear, wood effect flooring, cast iron radiator and a built-in storage cupboard.

ENSUITE

Appointed with a double shower enclosure with thermostatic shower, low flush WC and wash hand basin, complementary splash back tiling, ceramic tiled flooring, underfloor heating and skylight roof window.

BEDROOM TWO

11'9 x 10'9 a (3.58m x 3.28m a)

A naturally light room with UPVC double glazed window to the front, wood effect flooring, stylish Victorian style radiator and twin built-in cupboards providing storage.

BEDROOM THREE

8'11 x 7'5 (2.72m x 2.26m)

There is a UPVC double glazed window to the side, wood effect flooring and radiator.

BEDROOM FOUR

12' x 10'8 plus bay (3.66m x 3.25m plus bay)

A versatile room with UPVC double glazed bay window to the side, radiator, feature arch and two storage cupboards.

BATHROOM

8'7 x 5'9 (2.62m x 1.75m)

Appointed with contemporary suite comprising a panelled bath with shower over, pedestal wash hand basin and low flush WC. There is complementary half tiling, Victorian cast iron radiator, tiled flooring, inset spot lighting, and UPVC double glazed window to the side.

OUTSIDE

To the front of the property is generous driveway providing off road parking, hard standing and turning space into ;

GARAGE

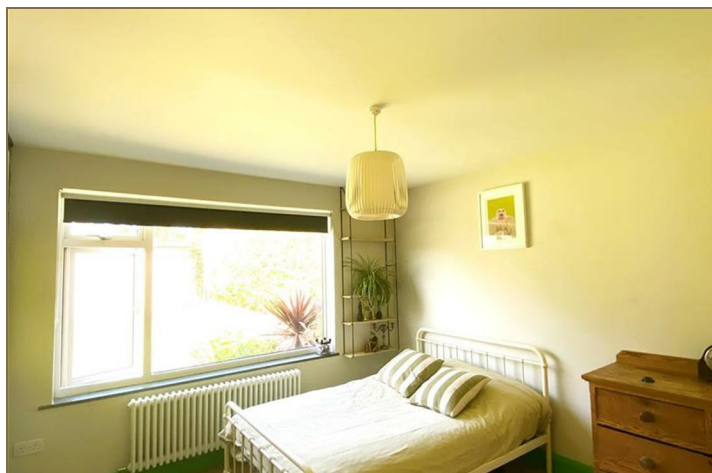
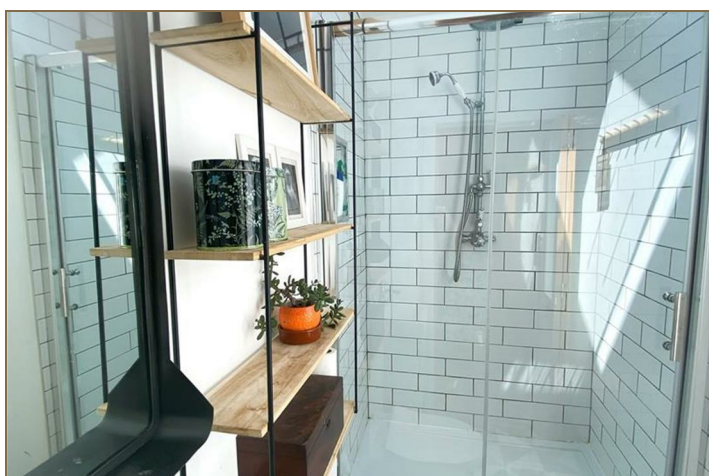
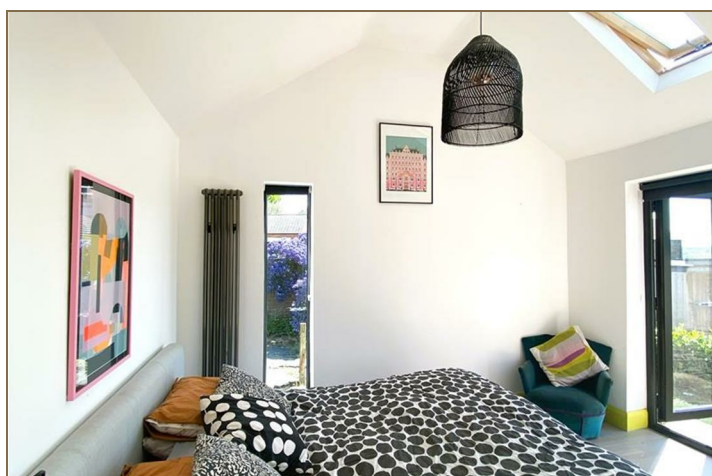
Having electric up and over door with light and power.

GARDENS

A secure gate provides access to the lawned gardens, which wrap around to front and side of the property, well stocked with mature hedging, trees and flowering plants. A gravel paths leads to a sunken patio area, with courtyard garden having a Pine office building.

OFFICE CABIN

with light, power and ethernet cable.



Road Map



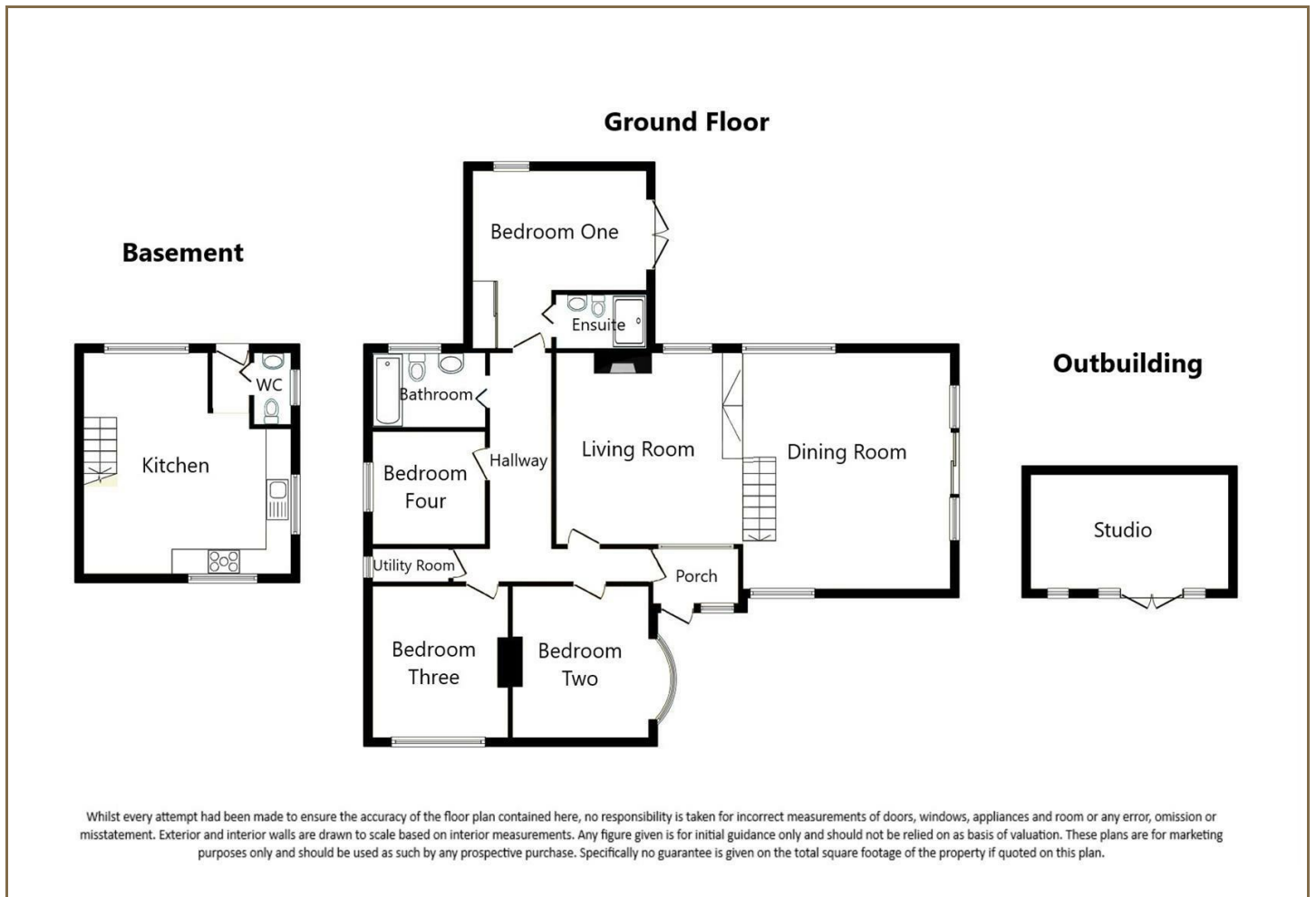
Hybrid Map



Terrain Map



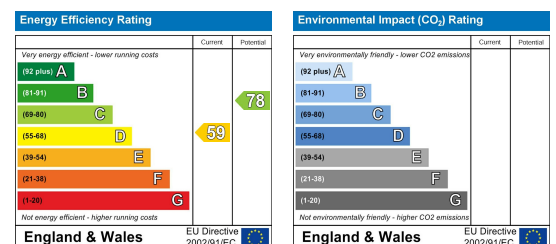
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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