



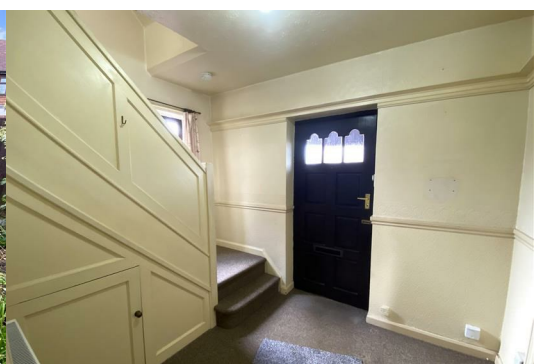
20 Fairfield Road, Horsley Woodhouse, Ilkeston, DE7 6BE

£279,950



A well proportioned traditional family home offering three bedroom semi detached accommodation occupying a good sized plot with front and rear gardens ample car standing and garage potential. Situated in the popular village of Horsley Woodhouse. Offered with vacant possession / no chain.

Viewing is strongly recommended.



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The welcoming accommodation comprises entrance hallway, spacious lounge through diner, fitted kitchen, utility room, WC and lean to conservatory. To the first floor there are three good sized bedrooms and shower room.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a fore garden with driveway providing off road parking and leading through secure gates to further hand standing and garage potential. The generous garden is laid to lawn with a sunny patio area, perfect for alfresco dining

The popular village of Horsley Woodhouse has excellent local amenities ie primary school, doctors surgery real ale pub and local shops. Having easy access to Derby, Nottingham and major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A wooden entrance door opens into :

ENTRANCE PORCH

8'8 x 6'4 (2.64m x 1.93m)

Having quarry tiled flooring, light and power.

RECEPTION HALL

7' x 7'4 (2.13m x 2.24m)

Having decorative panelling with picture rail, radiator and window to the side. Stairs climb off to the first floor.

SITTING ROOM

13'2 x 11'10 (4.01m x 3.61m)

Having a UPVC double glazed window to the front, wooden fire surround and tiled hearth, wall lighting, TV aerial point and radiator. Open into :

DINING ROOM

11'10 x 12'2 (3.61m x 3.71m)

There is a serving hatch, radiator and French doors open into the lean to conservatory.

FITTED KITCHEN

12'10 x 10'1 (3.91m x 3.07m)

Fitted with a range of oak base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is a gas cooker, washing machine, radiator and useful pantry with shelving. The wall mounted Worcester boiler serves the domestic hot water and central heating system.

ENTRANCE LOBBY

A UPVC entrance door opens to the side.

WC CLOAKS

Having low flush WC, wall mounted wash hand basin.

CONSERVATORY

5'7 x 15'2 (1.70m x 4.62m)

Constructed with brick base, wooden windows and French doors with polycarbonate roof, light and power.

FIRST FLOOR LANDING

There is a UPVC double glazed window to the side elevation.

BEDROOM ONE

12'1 x 11'5 (3.68m x 3.48m)

Having a UPVC double glazed window to the front elevation.

BEDROOM TWO

12 x 9'2 (3.66m x 2.79m)

With a UPVC double glazed window to the rear elevation.

BEDROOM THREE

10 x 9'2 (3.05m x 2.79m)

There is a UPVC double glazed window to the rear elevation and TV aerial point.

SHOWER ROOM

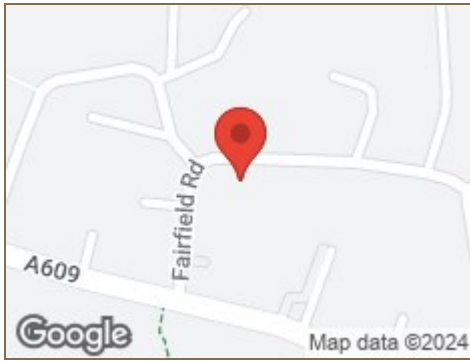
Appointed with a double shower enclosure with electric shower, pedestal wash hand basin and low flush WC, complementary tiling and UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property there is a lawned fore garden with driveway to the side providing off road parking and leading through secure double gates to a further hard standing area and garage potential. The generous south facing garden is laid to lawn with a sunny paved seating area, perfect for alfresco dining and entertaining.



Road Map



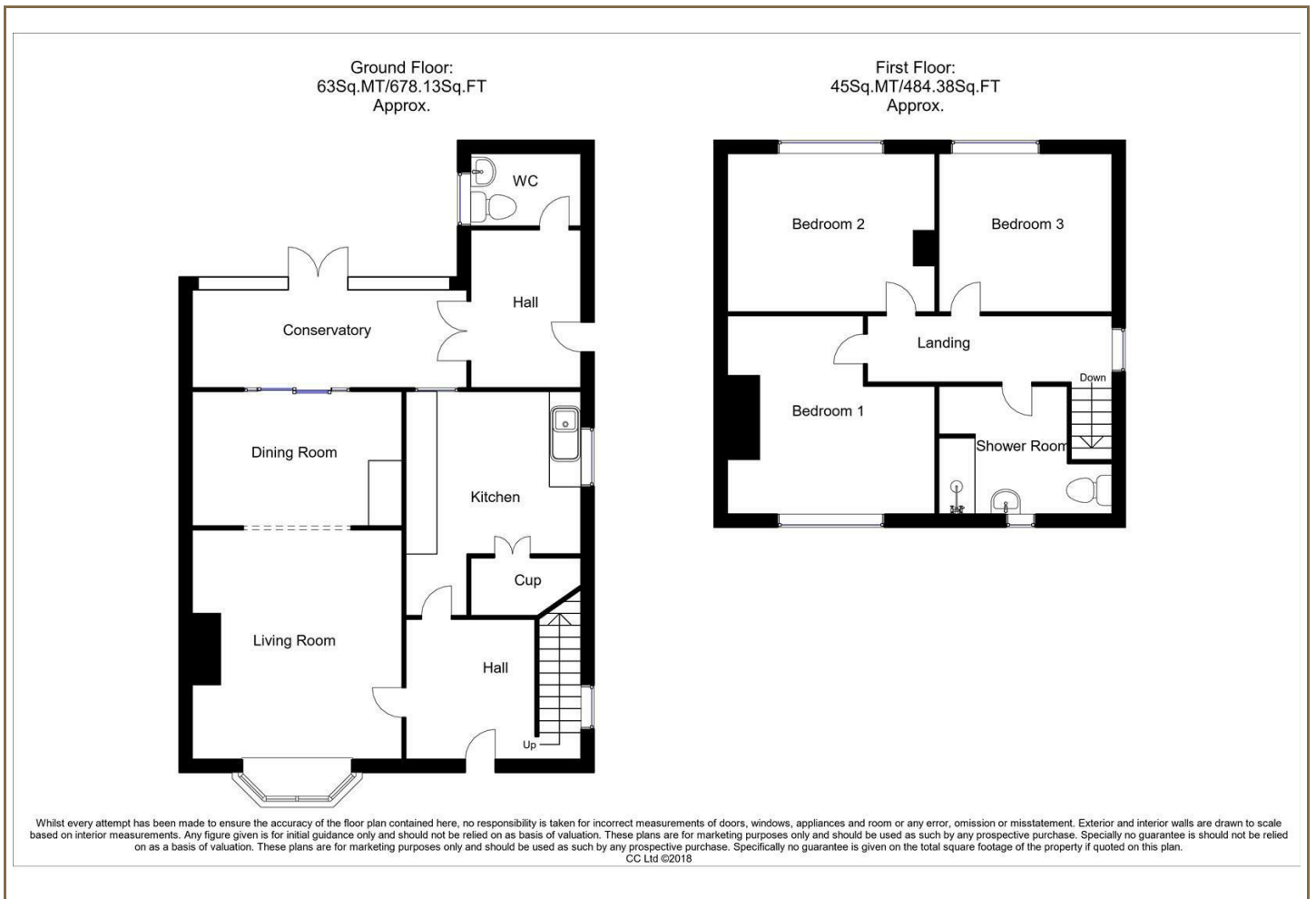
Hybrid Map



Terrain Map



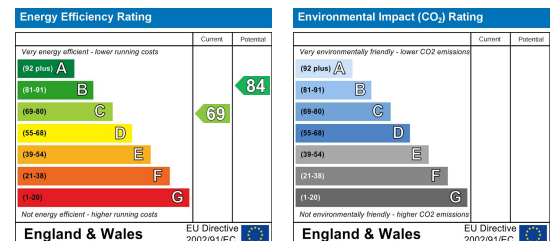
Floor Plan



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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