



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

£299,950



A beautifully presented and deceptively spacious family home situated in the sought after village of Horsley Woodhouse. Offering generously proportioned four bedroom contemporary accommodation with ample off road parking and a south facing garden. Viewing is recommended.



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The welcoming accommodation has an entrance hallway, lounge and an impressive living dining kitchen comprehensively fitted with quality navy units and integrated appliances, with dining area off having French doors opening onto the garden. There is a separate utility room and guest WC, to the first floor there are four double bedrooms and luxury bathroom with a four piece suite.

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

To the front of the property there is a double driveway providing off road parking for several vehicles. The rear enclosed garden is laid to lawn with a south facing decked seating area, perfect for alfresco dining and entertaining.

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

ACCOMMODATION

A contemporary composite entrance door allows access.

ENTRANCE HALLWAY

There is grey wood grain effect ceramic tiled flooring, radiator, UPVC double glazed window to the front and a useful under stairs shoe store. Stairs climb off to the first floor.

LOUNGE

13'7 x 12' (4.14m x 3.66m)

There is a feature panelled wall, radiator, TV aerial point and a UPVC double glazed window to the rear overlooks the garden.

IMPRESSIVE LIVING DINING KITCHEN

17'5 x 9'6 extending to 20' overall measurements (5.31m x 2.90m extending to 6.10m overall measureme)

KITCHEN

9'6 x 17'5 (2.90m x 5.31m)

Comprehensively appointed with a range of navy matt finish base cupboards, drawers, eye level units and larder cabinets with marble effect work surface over incorporating a one and a half bowl charcoal composite sink with matching upstand and instant hot water tap. Integrated appliances include an electric oven and grill, combination oven, induction hob, dishwasher, wine cooler and space for a fridge freezer. Having matching wood grain effect ceramic tiled flooring, radiator, Twin UPVC double glazed windows, fitted with bespoke shutters to the front.

DINING AREA

10'8 x 9'4 (3.25m x 2.84m)

Having matching flooring, TV aerial point and French doors open onto the decked seating area.

REAR LOBBY

There is a radiator and a half glazed entrance door provides access to the garden. A built-in laundry cupboard has plumbing for an automatic washing machine and space for a dryer with storage space.

GUEST WC

Having a low flush WC and slimline vanity wash hand basin with storage beneath.

ON THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the front elevation, fitted with bespoke blinds, a built-in linen cupboard has shelving and there is access to the part boarded and well insulated roof void.

BEDROOM ONE

Having a UPVC double glazed window to the rear elevation, fitted with bespoke black out blinds and radiator.

BEDROOM TWO

9'8 x 9' (2.95m x 2.74m)

There is radiator, shelf and UPVC double glazed window to the front elevation, fitted with bespoke black out blinds.

BEDROOM THREE

12' x 11' (3.66m x 3.35m)

Having a radiator and UPVC double glazed window to the front elevation fitted with blinds

BEDROOM FOUR

14' x 6'5 (4.27m x 1.96m)

There is a radiator and twin UPVC double glazed windows to the front elevation.

LUXURY BATHROOM

13'3 x 5'5 ext 11' (4.04m x 1.65m ext 3.35m)

Appointed with a four piece suite comprising a deep double ended bath with central mixer taps, vanity wash hand basin, low flush WC and a double shower enclosure with thermostatic shower, heated towel radiator, extractor fan, vinyl patterned flooring and a UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a generous gravelled driveway providing off road parking and hard standing for several vehicles. There is an outside light and hot and cold water taps.

REAR GARDEN

The enclosed sunny garden is laid to lawn with generous decked seating area, perfect for alfresco dining, outside tap.



Road Map



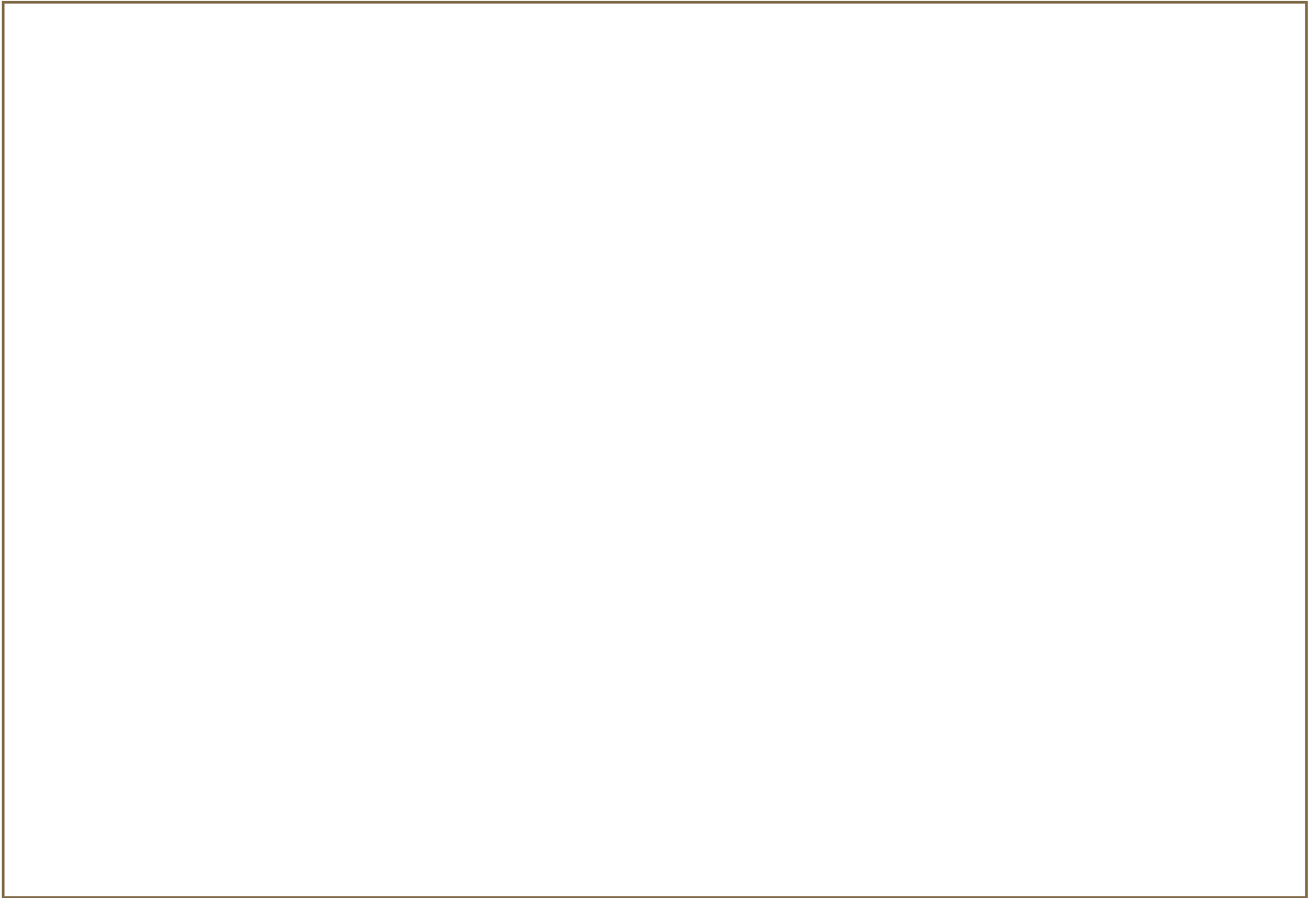
Hybrid Map



Terrain Map



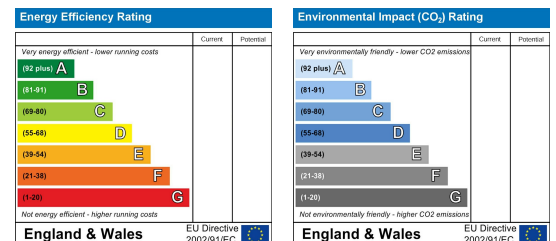
Floor Plan



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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