



15 Wood Lane, Horsley Woodhouse, Ilkeston, Derbyshire, DE7 6BN

£225,000



A charming character cottage offering extended two bedroom accommodation. Situated in the sought after area of Wood Lane, close to Derby and Horsley Woodhouse enjoying an open aspect with views with a south facing garden. There is off road parking. Viewing is recommended.



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The well presented accommodation has a wealth of period features comprising a canopy porch, cosy sitting room with open fireplace and parquet flooring, inner lobby with storage and stairs climb to the first floor, newly refitted ground floor bathroom and an extended living dining kitchen with direct access onto the sunny garden. To the first floor there is a generous double bedroom and single room used has a dressing room.

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

To the front of the property a driveway providing off road parking, with mature roses climbing around the open porch. The sunny rear garden is laid to lawn with a south facing patio, perfect for alfresco dining, two brick outhouses and a rear access to the side and front.

Wood Lane enjoys a sought after position in the village of Horsley Woodhouse with ease of access to to the city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. Close to hand are comprehensive facilities including golf courses at Morley Hayes, Horsley Lodge, Breadsall Priory, and having easy access to Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A cottage door opens into :

SITTING ROOM

12' x 11'10 (3.66m x 3.61m)

A welcoming room with a solid wood parquet floor, beams to the ceiling, feature brick open fireplace, radiator, TV aerial point and an accoya wood double glazed window to the front. A door opens into the lobby.

INNER HALL

There is Italian ceramic tiled flooring, beams, under stairs store and the wooden stair case climbs to the first floor.

NEWLY FITTED BATHROOM

Beautifully appointed with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. There is complementary marble effect tiling, radiator and UPVC double glazed window. A built -in cupboard provides storage.

DINING KITCHEN

11'10 x 8'9 extending to 26'9 max (3.61m x 2.67m extending to 8.15m max)

Appointed with a range of dark wood base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, extractor hood, plumbing for a washing machine and space for a fridge freezer. There is Italian ceramic

tiled flooring, skylight lantern window, radiator and sapele wooden French doors open onto the garden.

TO THE FIRST FLOOR

BEDROOM ONE

12'1 x 12'1 (3.68m x 3.68m)

A good sized double bedroom with an accoya wood double glazed window to the front elevation, latch door, radiator and an in-built cupboard houses the combi boiler, (serving the domestic hot water and central heating system).

BEDROOM TWO

8'10 x 6'8 (2.69m x 2.03m)

Currently used as a dressing room. There is a built-in wardrobe providing hanging and storage, a UPVC double glazed window provides views to the rear over adjacent countryside and latch door.

OUTSIDE

To the front of the property is a driveway providing ample off road parking with a

flower bed with cottage garden flowers. An open porch has an outside light.

GARDEN

The sunny rear garden is laid to lawn with a sunny paved seating area, two brick built out houses, low maintenance steel fencing, external lighting and outside tap. There is a track to the side providing access to the rear of the cottage.



Road Map



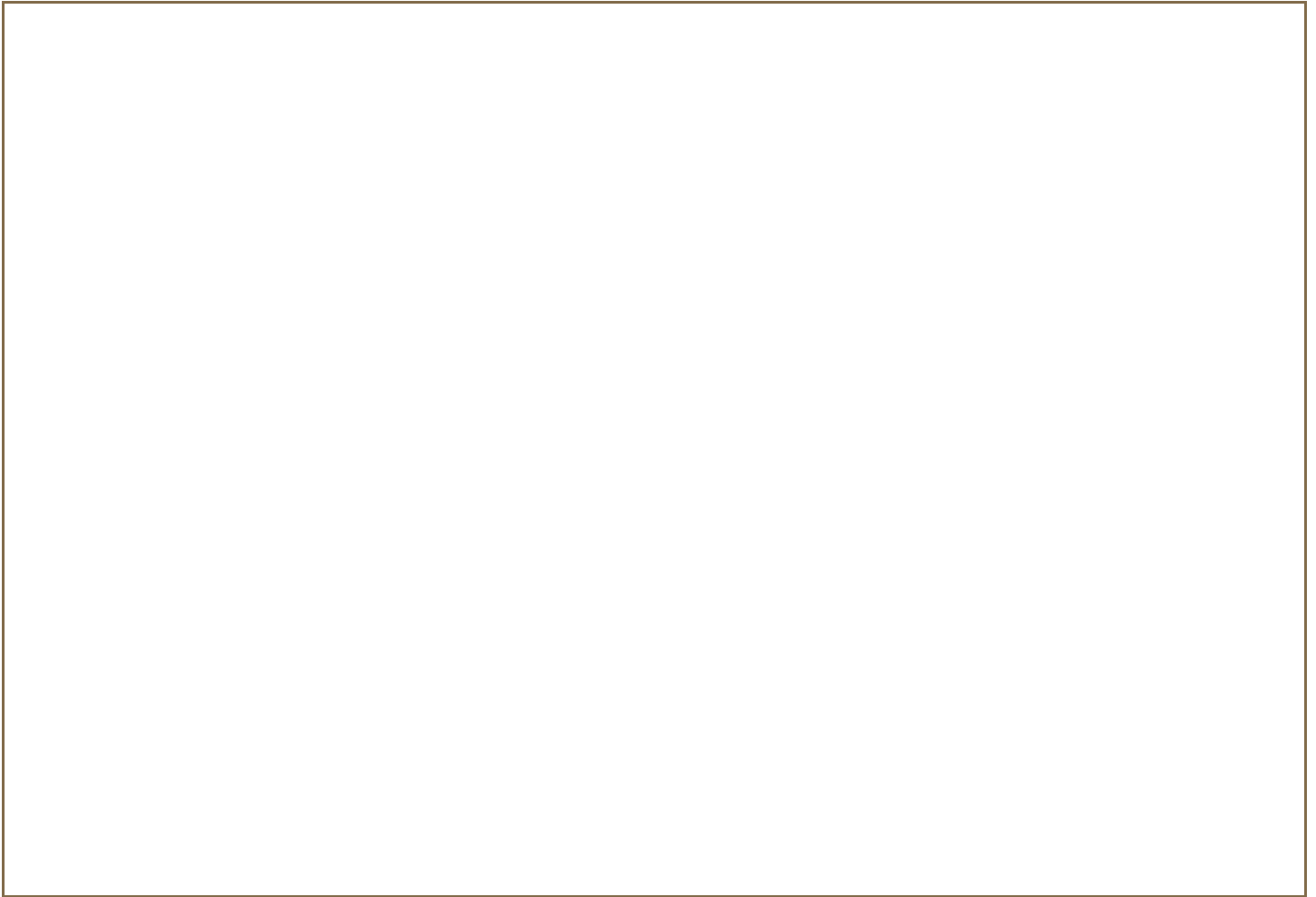
Hybrid Map



Terrain Map



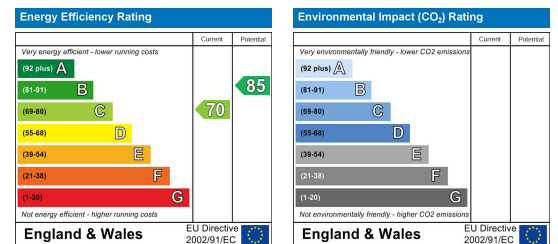
Floor Plan



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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