



3 Stainsby Avenue, Horsley Woodhouse, Ilkeston, DE7 6BD

Offers Over £240,000



A well presented three bedroom semi detached family home situated in a generous corner plot enjoying far reaching open views. There is a driveway to the rear providing off road parking and gardens to the side. Viewing is highly recommended



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The welcoming accommodation comprises an entrance hall, spacious lounge, fitted breakfast kitchen with pantry and rear porch with WC. To the first floor there are three good sized bedrooms with a family bathroom.

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

The property occupies a generous corner plot with a driveway and courtyard garden to the rear. Vegetable garden to the side with an in-built store and a lawned garden to the front with a sunny decked seating area, perfect for alfresco dining and enjoying the open views.

Horsley Woodhouse is a popular village with excellent local amenities i.e. primary and nursery schools, parish church, doctors surgery and convenience store. Having easy access to Heanor, Derby and Nottingham via major road links i.e. A610, A38 and M1. Whilst nearby Belper provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC entrance door opens into :

HALLWAY

Having a radiator and stairs climb off to the first floor.

LOUNGE

14'10 x 12' (4.52m x 3.66m)

A naturally light room with UPVC double glazed patio doors opening to the front and providing views, radiator, wall lighting, TV aerial point, telephone point and an Adams style fire surround with marble hearth and insert housing a living flame gas fire.

BREAKFAST KITCHEN

13'3 x 8' (4.04m x 2.44m)

Comprehensively appointed with a contemporary range of high gloss base cupboards, drawers, eye level units and glazed display cabinets with wood block work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven and grill, gas hob, extractor fan, slimline dishwasher, fridge freezer, and a second under counter freezer. There is wood effect flooring, inset spot lighting, under plinth mood lighting, two UPVC double glazed windows to the rear, radiator and a half glazed entrance door opens into the porch.

PANTRY

Having shelving, UPVC double glazed window, wood effect flooring, light, power, plumbing for a washing machine and a range of coat hangings.

PORCH

Constructed with UPVC double glazed panels, windows and door with vinyl flooring.

ON THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the side elevation and access to the roof void.

BEDROOM ONE

12'x 10'1 (3.66m x 3.07m)

There is an original cast iron feature fireplace, picture rail, radiator and a UPVC double glazed window to the front elevation enjoying far reaching countryside views.

BEDROOM TWO

9'8 x 9'4 (2.95m x 2.84m)

Having a radiator, UPVC double glazed window to the rear and a range of built-in wardrobes.

BEDROOM THREE

8'6 x 6'4 (2.59m x 1.93m)

There is an original plate rack. UPVC double glazed window, radiator and built-in desk with shelving.

BATHROOM

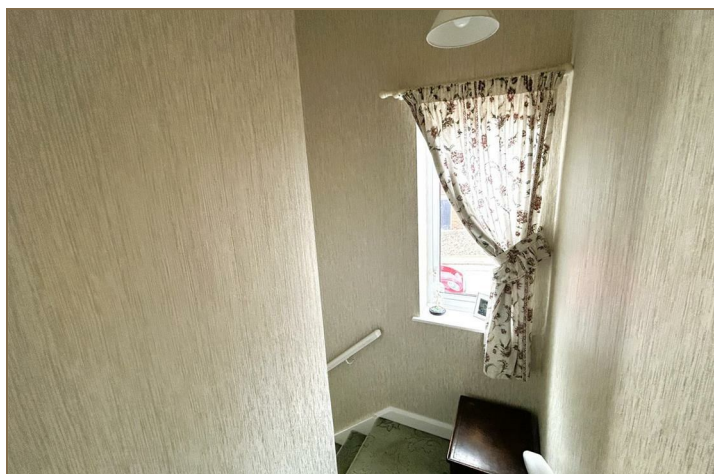
Fitted with a three piece suite comprising a panelled bath with a thermostatic shower over, pedestal wash hand basin and a low flush wc, complementary full tiling, radiator and a UPVC double glazed window to the front elevation. A built-in cupboard provides storage and houses the combi boiler (serving the domestic hot water and central heating system).

OUTSIDE

To the rear a driveway provides off road parking and leads to a paved courtyard with external lighting, power point and outside tap. The gardens wrap around to the front.

GARDEN

There is a vegetable plot to the side, wooden garden shed and a built-in store. A lawned fore garden with raised flower beds, outside lighting, power points and a decked seating area, perfect for enjoying the south facing views.



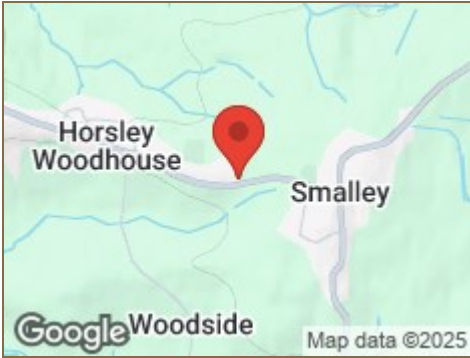
Road Map



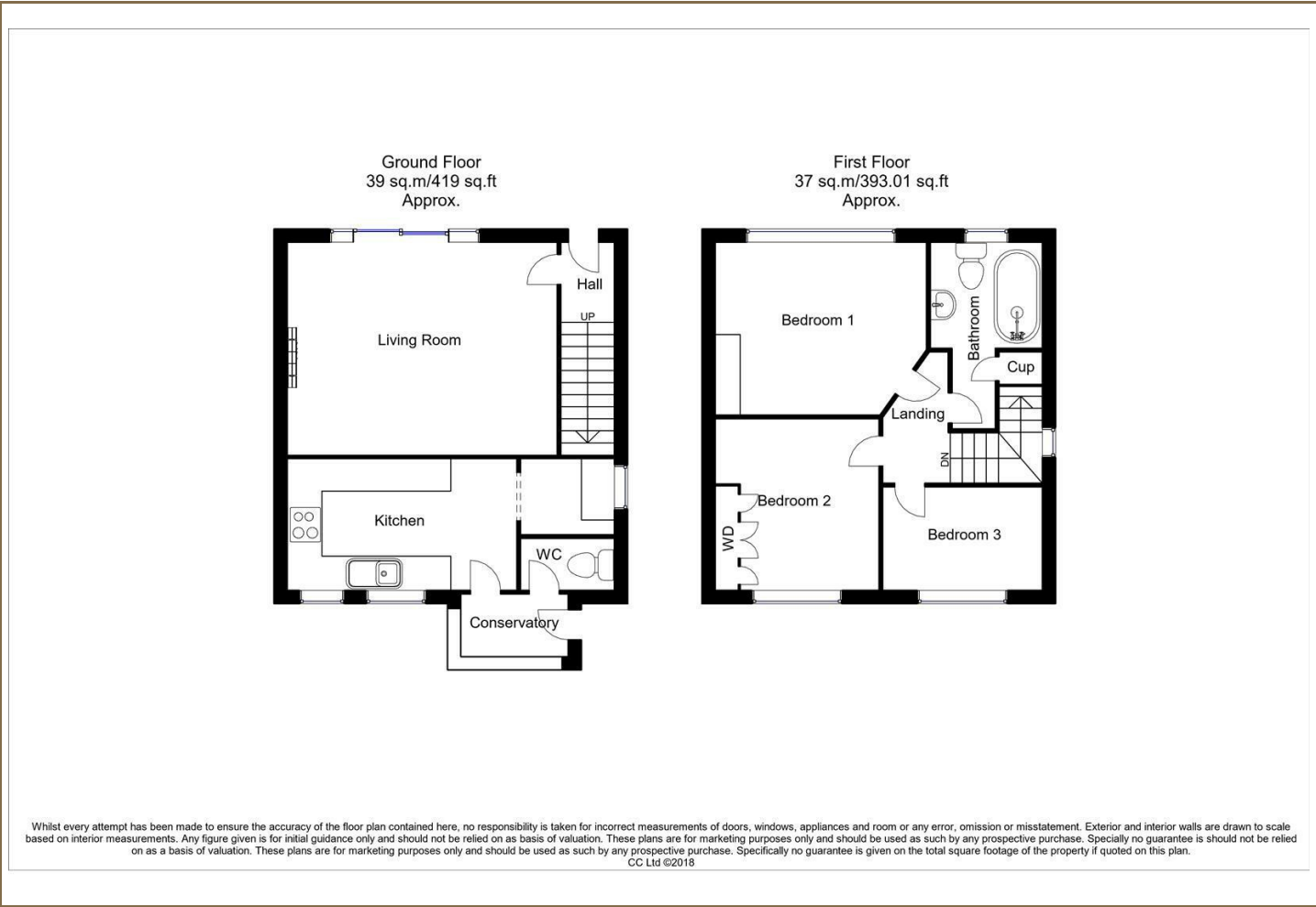
Hybrid Map



Terrain Map



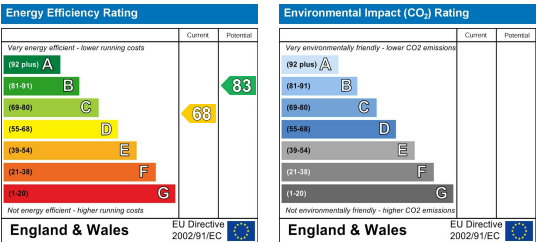
Floor Plan



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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