

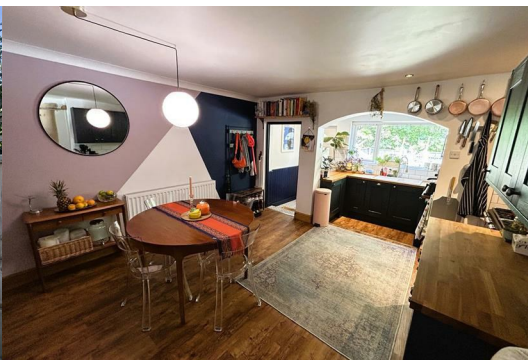


4 Dobholes Church Lane, Horsley Woodhouse, Ilkeston, DE7 6BB

£179,950



A beautifully presented and deceptively spacious period property, situated in a quiet back water location in the popular village of Horsley Woodhouse. Having open plan living, two bedrooms, attic room, car parking and impressive front and rear gardens.



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£179,950



The welcoming accommodation is off a private road off Church Lane, where five cottages share an off road parking area. A communal path leads to the property.

The welcoming accommodation comprises of an entrance lobby, open plan living dining kitchen with integrated appliances, cosy sitting room with glazed doors opening out onto the garden. To the first floor there are two bedrooms, bathroom and an attic room.

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

To the front of the property is a herb garden and gravelled seating area. The rear enclosed garden has mature hedging, trees and flowering shrubs, being mainly laid to lawn with a sunny patio area, vegetable plot and external storage area.

Horsley Woodhouse is a popular village with excellent local amenities ie primary school and nursery, local shop, village pub and many countryside walks close by. The bustling towns of Heanor, Ripley and Ilkeston are within easy reach and there is easy access to Derby and Nottingham via major road links, ie A38, A610 and M1, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION

A half glazed composite entrance door allows access.

ENTRANCE LOBBY

There is a patterned tiled floor, inset spot lighting, decorative tongue and groove panelling and plumbing for a washing machine.

DINING KITCHEN

17'5 x 11'3 overall max measurements
(5.31m x 3.43m overall max measurements)

Beautifully appointed with a range of navy shaker style base cupboards, drawers and eye level units solid wood block work surface over incorporating an acrylic sink drainer with extendable hose mixer tap and splash back tiling. Integrated appliances include an under counter fridge, freezer, slimline dishwasher and space for a range cooker with gas connection. There is oak effect LVT flooring, radiator, telephone point and useful under stairs storage. An open staircase divides the rooms and climbs to the first floor.

SITTING ROOM

14'3 x 10'5 (4.34m x 3.18m)

There is a feature open fire place, radiator, wall lighting, oak effect flooring and a glazed door opens onto the garden.

GALLERY LANDING

Having access to the attic room.

BEDROOM ONE

14'3 x 10' (4.34m x 3.05m)

A spacious room with a UPVC double glazed window tot he rear elevation overlooking the garden and a radiator.

BEDROOM TWO

9'2 x 6'9 (2.79m x 2.06m)

Currently being used has a home office. There is a UPVC double glazed window to the front elevation, radiator and an internal leaded light feature window.

BATHROOM

8'9 x 7'4 (2.67m x 2.24m)

Appointed with a three piece suite comprising a panelled cast iron bath with electric shower over the bath, vanity wash hand basin and a low flush WC. There is decorative tongue and groove panelling, complementary half tiling, UPVC double glazed window to the front and patterned vinyl flooring.

ATTIC ROOM

8'9 x 8'6 plus eaves storage (2.67m x 2.59m plus eaves storage)

There is polished wooden flooring, two skylight windows, radiator, inset lighting, exposed purlins and eaves storage.

OUTSIDE

To the front of the property is a communal

path allowing access to the property, a herb garden with raised beds and a paved seating area, ideal for alfresco dining.

GARDEN

The generous rear garden is mainly laid to lawn with established trees, shrubs and flowering plants to the borders. There is an enclosed storage area at the bottom of the garden with bark chippings and a sunny gravelled seating area, enjoying privacy.



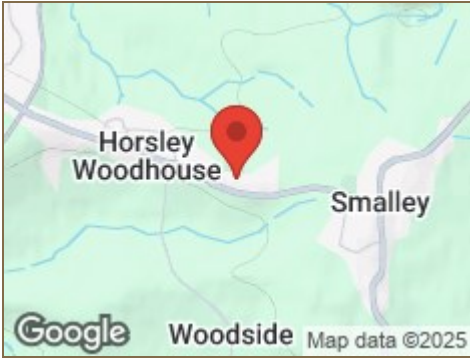
Road Map



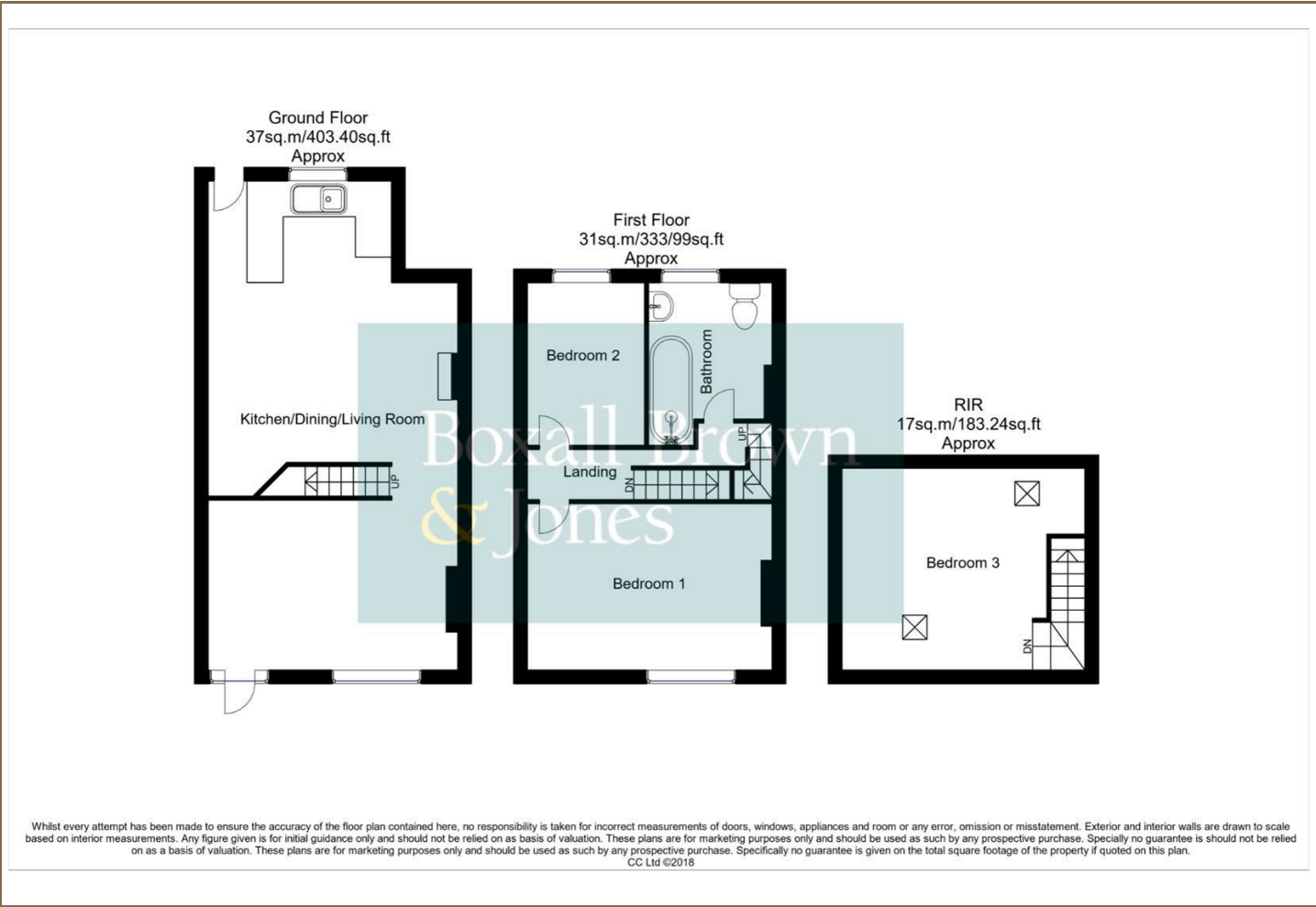
Hybrid Map



Terrain Map



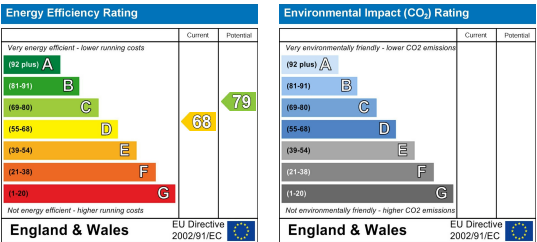
Floor Plan



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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