



3 Bed Cottage

6 Sunny Hill, Milford, Belper DE56 0QR

Price £350,000 Freehold



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- Charming Double Fronted Stone Cottage
- Far-Reaching Countryside Views
- Lounge & Dining Room
- Kitchen
- Two Bedrooms (Bedrooms 3/Study)
- First Floor Bathroom
- Well Stocked Cottage Gardens
- Driveway
- Integral Garage with Utility Area & Cloakroom/WC
- No Chain Involved

CHARMING COTTAGE – A most charming two/three bedroom double fronted cottage with the benefit of a driveway and garage, occupying this popular location within the conservation area of Milford.

The gas central heated living accommodation briefly consists on the ground floor: entrance porch, lounge, dining room and kitchen. The first floor landing leads to double bedroom one, double bedroom two, study/bedroom three and bathroom.

The property has manageable gardens to the front and side.

A driveway leads to an integral garage with utility area and cloakroom/WC.

The Location

The location is within walking distance of various reputable inns/restaurants, village shop and garden centre. Nearby villages of Makeney, Holbrook and Duffield offer an excellent range of amenities to include noted primary schools, a varied selection of shops and regular bus services. Belper, a thriving market town, is situated only two miles away from this property and offers a more comprehensive range of amenities and leisure facilities. For those enjoying leisure pursuits, Chevin golf course, located in Duffield (one mile) is highly regarded and some delightful walks can be found in the neighbouring hills.

The property also lies within close proximity of Carsington Water and the famous market town of Ashbourne known as the gateway to the Peak District National Park. Nearby transport links include the A6 and A38 which allow for swift onward travel both north and south to the main M1 motorway and other East Midlands centres.

Accommodation

Ground Floor

Entrance Porch

6'4" x 3'1" (1.94 x 0.95)

With half glazed entrance door and single glazed windows with far-reaching countryside views.

Lounge

12'6" x 12'4" (3.82 x 3.76)

With stone fireplace with surrounds and raised quarry tiled hearth, exposed stone walls, beams to ceiling, radiator, open space leading into dining area, secondary double glazed window, far-reaching countryside views and half glazed door.



Dining Room

12'3" x 9'3" (3.75 x 2.83)

With exposed stone walls, two radiators, two secondary double glazed windows, far-reaching countryside views and open space leading into lounge.



Under-Stairs Storage

With shelving and latched door.

Kitchen

9'8" x 8'9" (2.96 x 2.68)

With single stainless steel sink unit with hot and cold taps, wall and base units, worktops, continuation of the worktops forming a useful breakfast bar area, radiator, wall mounted central heating boiler, gas cooker point, plumbing for dishwasher, decorative beams to ceiling, character multipaned window to rear, pine panelled walls, secondary double glazed window, far-reaching countryside views and internal latched door.



Inner Lobby

2'5" x 2'9" (0.75 x 0.84)

With radiator, decorative beams to ceiling, staircase leading to first floor and internal latched door giving access to garage, utility area and cloakroom.

First Floor

Double Bedroom One

17'7" x 12'1" (5.38 x 3.69)

With fitted mirrored wardrobes, dressing table with base cupboards, radiator, two secondary double glazed windows, far-reaching countryside views and internal latched door.



Double Bedroom Two

12'1" x 9'6" (3.70 x 2.91)

With fitted mirrored wardrobes, dressing table with chest of drawers, radiator, secondary double glazed window, far-reaching countryside views and internal latched door.



Bedroom Three/Study

10'7" x 9'1" (3.24 x 2.77)

With fitted desk with cupboards, radiator, access to roof space, character window, far-reaching countryside views and built-in storage cupboard.



Bathroom

9'8" x 8'0" (2.95 x 2.45)

With bath, electric shower, fitted washbasin with fitted base cupboard underneath, bidet, low level WC, fully tiled walls, radiator, built-in cupboard housing the hot water cylinder, window, far-reaching countryside views and internal latched door.



Gardens

There are gardens to the front and side of the property which are manageable, well stocked cottage gardens with a varied selection of shrubs, plants and patio.



Driveway

A driveway provides car standing space.

Integral Garage

17'5" x 12'0" (5.33 x 3.66)

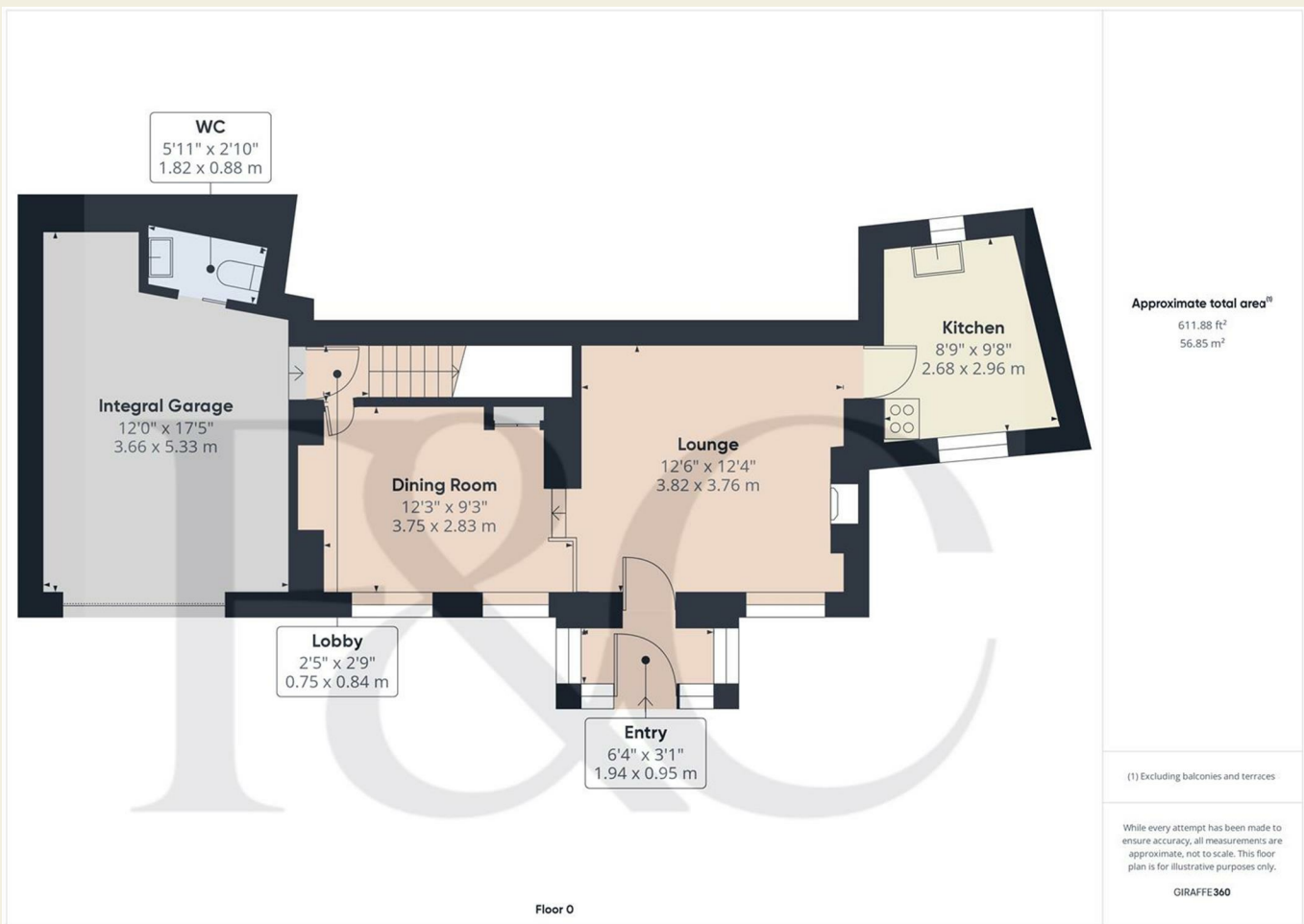
With power, lighting, up and over metal front door, integral door giving access to house and plumbing for automatic washing machine in the utility/laundry area.



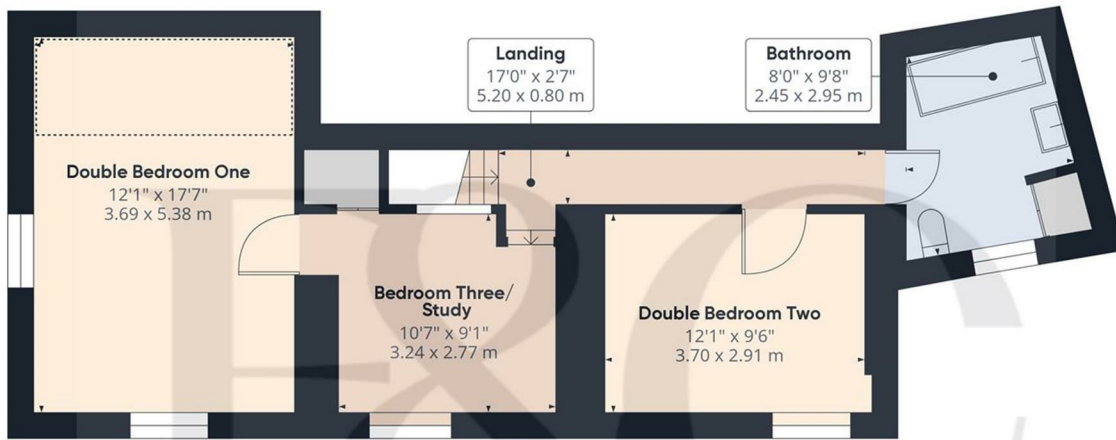
Cloakroom/WC

5'11" x 2'10" (1.82 x 0.88)

Council Tax Band C - Amber Valley



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Approximate total area⁽¹⁾
 563.08 ft²
 52.31 m²

Reduced headroom
 53.6 ft²
 4.98 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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