



## 3 Bed House - Detached

Stone Cottage Cloves Hill, Morley, DE7 6DH

Offers Around £785,000 Freehold



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**Fletcher  
& Company**

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- Beautiful Detached Cottage of Style and Character
- Countryside Views
- Lounge, Snug & Study
- Stunning Living Kitchen/Dining Room
- Utility, Cloakroom, Boot Room
- Three Double Bedrooms & Two Bathrooms
- Mature Garden Plot & Brick Stores
- Driveway and Brick Double Detached Garage
- Very Pleasant Country Walks
- Sought-After Hamlet Location

BEAUTIFUL COTTAGE – A wonderful three double bedroom home with double garage and mature garden plot occupying the very sought after hamlet of Morley.

The property is nicely situated on the corner of Cloves Hill and The Croft which gives access for delightful walks in the nearby open countryside and woodlands.

#### The Location

Cloves Hill is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, Ockbrook Moravian, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

#### Accommodation

##### Ground Floor

##### Storm Porch

##### Entrance Hall

7'7" x 6'8" x 6'9" x 4'3" (2.32 x 2.04 x 2.07 x 1.31)

With half glazed entrance door, tiled flooring, radiator and staircase leading to first floor with attractive balustrade and under-stairs storage cupboard.

##### Cloakroom

6'8" x 3'5" (2.04 x 1.05)

With low level WC, fitted washbasin with chrome fittings with fitted base cupboard underneath, tiled flooring, radiator, extractor fan, double glazed window with fitted blind and deep pine windowsill and internal stripped panelled door.

## Lounge

15'3" x 12'8" (4.67 x 3.88)

With feature vaulted ceilings with decorative beams, wood flooring, radiator, three double glazed windows all having deep pine windowsills and stripped internal panelled door.



## Snug

11'8" x 10'5" (3.57 x 3.20)

With chimney breast with log burning stove and raised hearth, wood flooring, decorative beams to ceiling, column style radiator, fitted wall lights, three double glazed windows all having fitted blinds and deep pine windowsills and internal stripped panelled door.



## Study

12'6" x 11'6" (3.83 x 3.51)

With tiled flooring, radiator, decorative beams to ceiling, fitted wall lights, radiator, double glazed window with fitted blind and deep pine windowsill and stripped internal panelled door.



## Living Kitchen/Dining Room

30'4" x 14'5" (9.27 x 4.40)



## Dining Area

With wood flooring, character panelled half vaulted ceilings incorporating three sealed unit double glazed Velux style windows, exposed brickwork, four double glazed windows, wide square archway leading into kitchen area and double glazed door giving access to private garden.



## Kitchen Area

With single sink with chrome mixer tap, wall and base fitted units with attractive Quartz worktops, built-in Siemens induction hob with concealed extractor hood, built-in Siemens double electric fan assisted ovens, matching wood flooring, central fitted kitchen island with solid wood worktop incorporating storage cupboards, integrated fridge and integrated freezer, decorative beams to ceiling, two radiators, exposed brick chimney breast incorporating log burning stove and raised quarry tiled hearth, concealed worktop lights, glass splash-backs, open square archway leading into dining area and double glazed window with deep pine windowsill.



## Utility

19'3" x 7'10" (5.89 x 2.39)

With Belfast style sink with chrome mixer tap, a range of fitted cupboards with solid wood worktops, concealed Worcester boiler, integrated Kenwood dishwasher, integrated Hotpoint washing machine, wood flooring, radiator, spotlights to ceiling, three double glazed windows all having deep pine windowsills, exposed timber and open square archway leading into boot room/side entrance.



### Boot Room/Side Entrance

With double glazed access door, fitted coat hooks, matching wood flooring, radiator, vaulted ceilings, spotlights to ceiling, double glazed window with deep pine windowsill and open square archway leading into utility.



### First Floor

#### Landing

With attractive balustrade, built-in storage cupboard with stripped panelled door and double glazed window with deep pine windowsill.

#### Double Bedroom One

21'9" x 14'3" (6.64 x 4.35)

A large dual aspect principal bedroom with two radiators, double glazed window to rear, double glazed window to front and stripped internal panelled door. (This room could be split into two bedrooms, if desired).



#### En-Suite

7'0" x 6'7" (2.15 x 2.02)

With separate shower cubicle with chrome shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, large column style radiator, illuminated wall mounted mirror, extractor fan, double glazed window with deep pine windowsill and fitted blind and stripped internal panelled door.



#### Double Bedroom Two

11'11" x 10'10" (3.64 x 3.31)

With exposed wood floor, column style radiator, two double glazed windows both having deep pine windowsills, display alcove with matching pine windowsill and internal stripped panelled door.



### Double Bedroom Three

13'3" x 8'3" (4.05 x 2.54)

With exposed wood floors, column style radiator, double glazed window with fitted blind and deep pine windowsill and stripped internal panelled door.



### Family Bathroom

12'1" x 7'9" (3.69 x 2.38)

With large walk-in double shower with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, Heritage style towel rail/radiator, additional column style radiator, built-in cupboard housing the high-efficiency hot water cylinder with stripped doors, two double glazed windows both having fitted blinds and deep pine windowsills, spotlights to ceiling and stripped internal panelled door.



### Private Gardens

The property enjoys a good sized garden with its shaped lawns, large brick patio area providing a pleasant sitting out and entertaining space, shrubs and trees providing an excellent screen for privacy, log store, outside light, cold water tap and useful stores.



## Store 1

12'2" x 7'3" (3.71 x 2.21)



## Store 2

6'11" x 6'11" (2.11 x 2.13)

## Driveway

A double width gravel driveway provides car standing spaces for two cars.

## Detached Double Garage

19'1" x 18'7" (5.84 x 5.67)

With concrete floor, power and lighting, two electric remote control up and over front doors and double opening rear access doors giving access to the garden.

## Council Tax Band - E

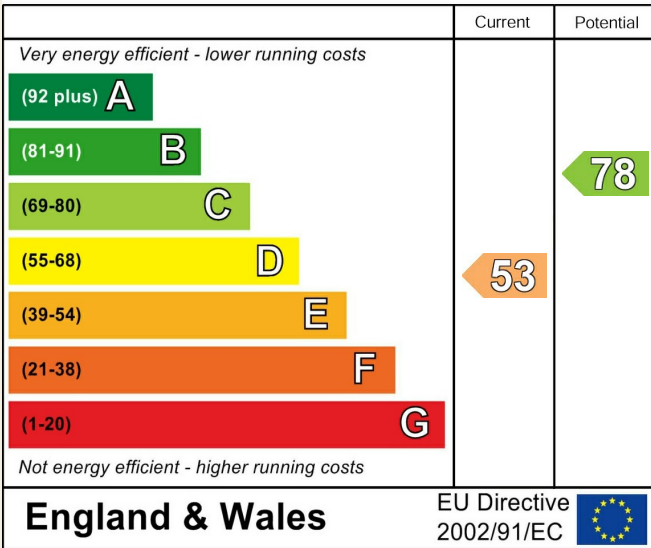
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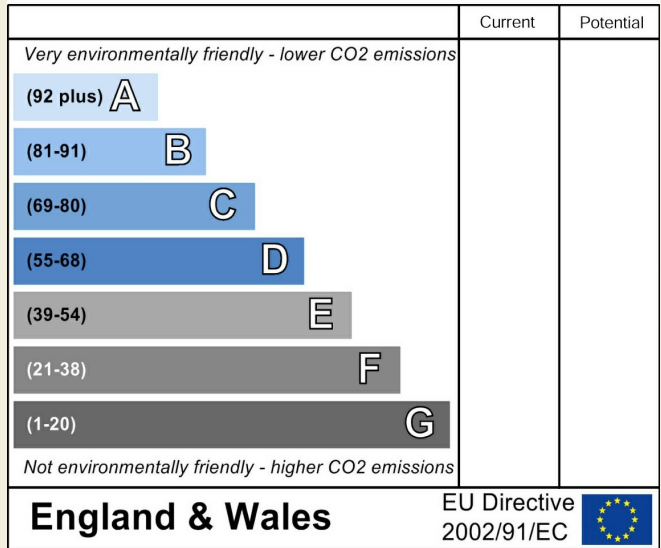
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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