



3 Bed Cottage

October Cottage Horsley Lane, Coxbench, Derby DE21 5BH
Guide Price £499,950 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Cottage of Style and Quality
- Countryside Views
- Lounge with Log Burning Stove & Dining Area
- Exceptional Kitchen/Dining Room with Appliances
- Coats/Utility/Laundry & Cloakroom
- Three Bedrooms
- Well Appointed En-suite/Wet Room & Family Bathroom
- Lovely Private Gardens – Open Views
- Quality Studio/Home Office
- Block Paved Driveway For Two Vehicles

STUNNING EXTENDED COTTAGE – A high quality three bedroom cottage with superb views over countryside located in the conservation area of the sought after hamlet of Coxbench located between Little Eaton and Holbrook.

The Location

Coxbench is a very sought after North Derbyshire hamlet with a popular public house and is approximately three quarters of a mile from Holbrook, one mile from Little Eaton and three miles from Duffield. Both the latter villages provide a wide selection of amenities and recreational facilities including bowling, squash, tennis and the noted Chevin golf course at Duffield.

The property is also close to three noted golf courses and country clubs at Horsley, Morley and Breadsall. Excellent educational facilities are close at hand with Little Eaton Village Primary School and Holbrook Village Primary School. The City of Derby lies approximately five miles to the south with fast access onto the A38 leading to the M1 motorway.

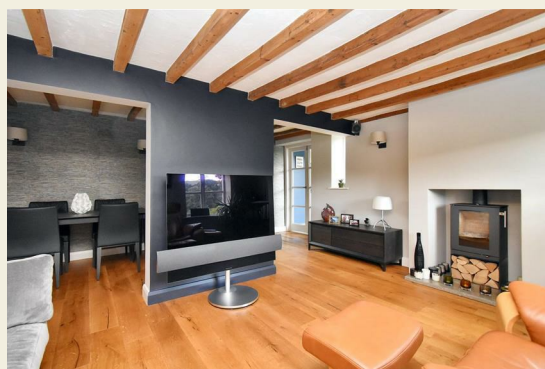
Accommodation

Ground Floor

Lounge

17'11" x 15'9" (5.47 x 4.81)

With chimney breast with log burning stove, beams to ceiling, solid oak flooring, double glazed window with deep windowsill and countryside views to front and two open square archways leading into dining area.



Dining Area

With matching solid wood flooring, large column style radiator, feature wallpapered wall, beams to ceiling, double glazed window with deep windowsill to rear and internal French glazed doors opening into high quality fitted kitchen.

Luxury Kitchen/Dining Room

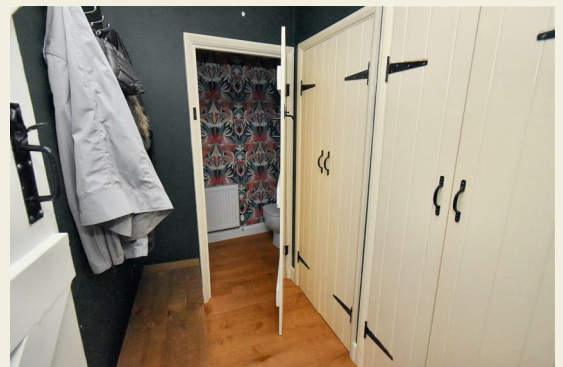
16'0" x 13'5" (4.90 x 4.09)

With inset stainless steel sink unit with boiling Quooker tap, wall and base fitted units with Dekton worktops, Siemens built-in electric fan assisted oven, built-in Siemens combination microwave oven, integrated Siemens fridge/freezer, integrated Siemens dishwasher, feature induction BORA hob with concealed recirculated fan, concealed worktop lights, matching kitchen island again with Dekton worktop and fitted drawers underneath, tiled flooring with electric underfloor heating, double glazed window to front with tiled sill and countryside views, staircase leading to first floor, spotlights to ceiling, built-in ceiling speakers, additional double glazed picture window with tiled sill enjoying countryside views to front, internal glazed doors giving access to lounge and dining areas and double glazed bi-folding doors opening onto paved patio and private rear garden.



Coats/Utility/Laundry

With two built-in cupboards providing storage and having plumbing for automatic washing machine, matching solid wood flooring, coat hangers, spotlights to ceiling and latched door giving access to cloakroom.



Cloakroom

6'0" x 3'2" (1.84 x 0.98)

With low level WC, fitted washbasin with fitted base cupboard underneath, radiator, matching solid wood flooring, feature wallpapered wall, spotlights to ceiling and internal latched door.



First Floor

Landing

With double glazed window to front with beautiful countryside views, radiator, character ceilings, spotlights to ceiling and smoke alarm.

Double Bedroom One

13'0" x 10'0" (3.98 x 3.07)

With feature vaulted ceiling with principal beam, double glazed skylight window to side, two fitted handcrafted wardrobes with matching chest of drawers, radiator, double glazed window with concealed door and views to rear and internal latched door.



Luxury En-Suite/Wet Room

7'4" x 5'6" (2.25 x 1.68)

With walk-in shower/wet room with chrome fittings, circular washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, high ceilings, spotlights to ceiling, heated towel rail/radiator, double glazed Velux window, shaver point, mirror and internal latched door.



Bedroom Two

10'9" x 8'6" (3.28 x 2.60)

With spotlights to ceiling, radiator, built-in ceiling speakers, double glazed window with deep windowsill and countryside views to front and internal latched door.



Walk-In Wardrobe

6'7" x 4'11" (2.03 x 1.50)

Providing good storage with access to roof space.

Bedroom Three

7'3" x 6'6" (2.21 x 1.99)

With radiator, character ceilings, built-in ceiling speakers, spotlights to ceiling, double glazed window to front with countryside views, deep boxed in windowsill with further shelving and internal latched door.



Family Bathroom

6'10" x 6'7" (2.10 x 2.03)

With jacuzzi style bath with chrome shower over and shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, wall mounted mirror, spotlights to ceiling, extractor fan, built-in ceiling speakers, double glazed window with deep tiled sill and internal latched door.



Private Garden

Being of a major asset and sale to this particular property is its lovely, manageable, private sunny rear garden enjoying paved patio, block paved areas and level lawned garden with a well stocked variation of flowerbeds and sleepers. Timber shed with power and lighting and feature studio/home office. Outside lights, power and cold water tap.



Quality Studio/Home Office

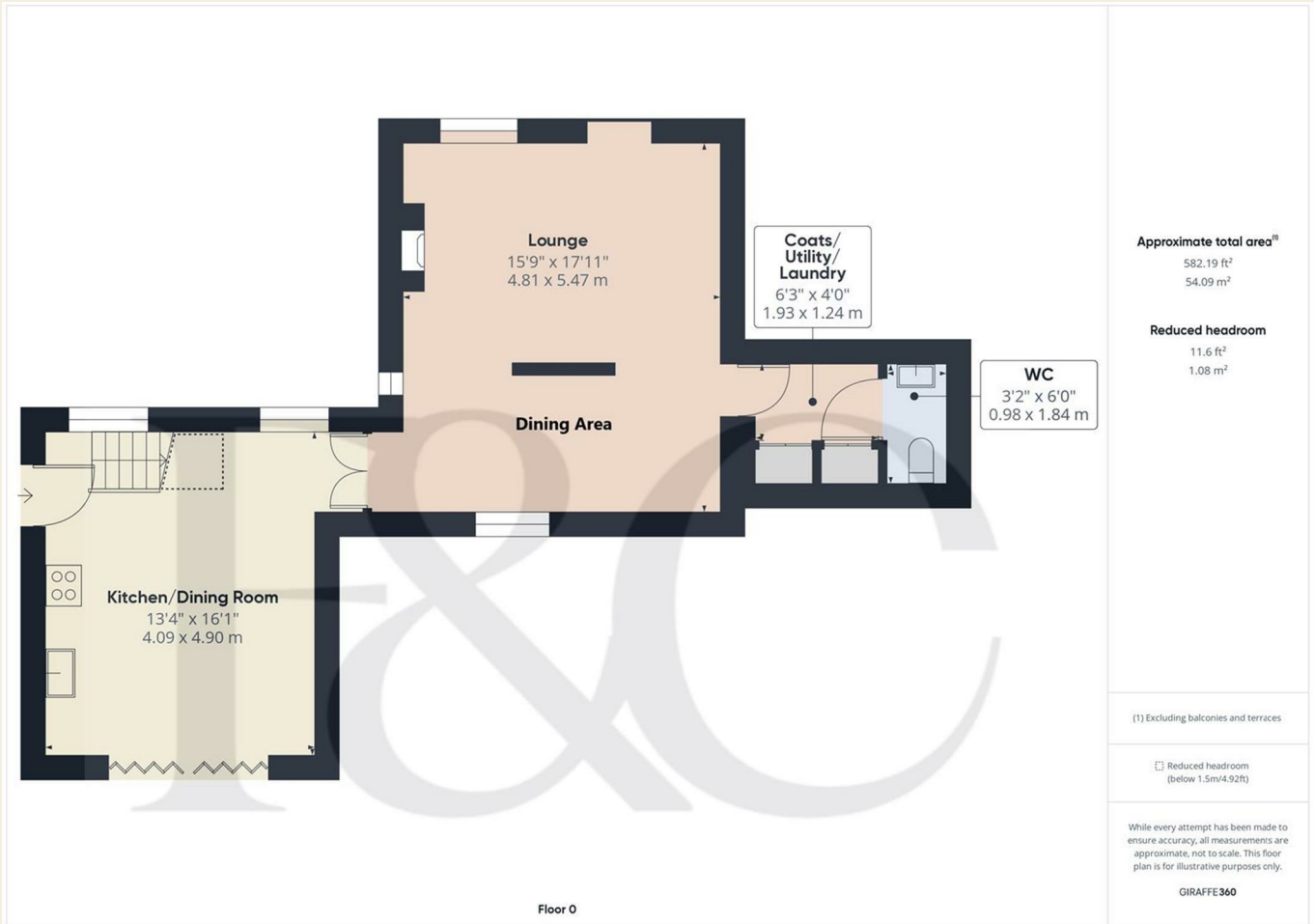
11'2" x 7'7" (3.42 x 2.33)

Constructed in 2020 with power and lighting, electric heater, spotlights to ceiling, two double glazed windows, fully insulated, countryside views and double glazed French doors opening onto private garden.

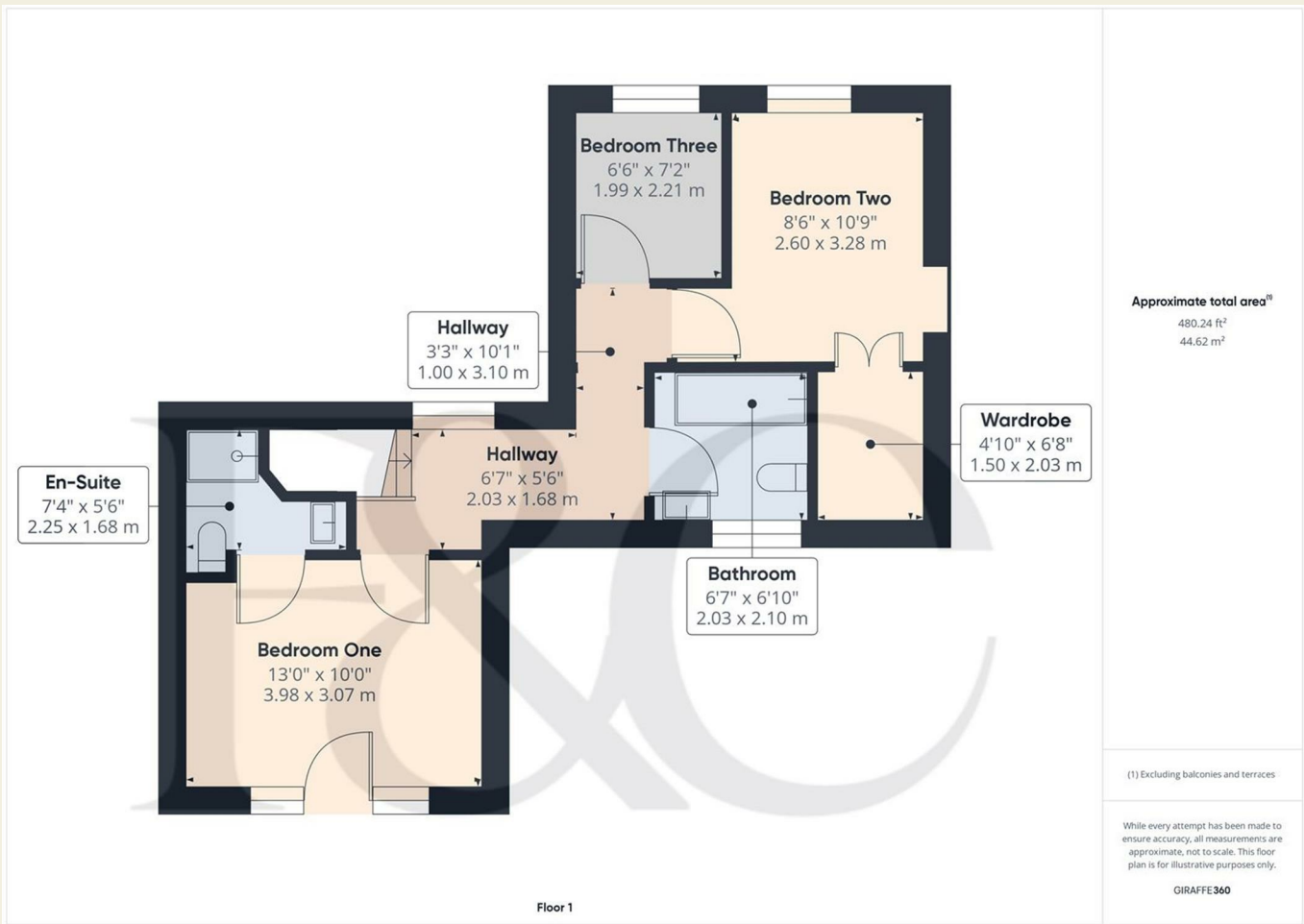


Driveway

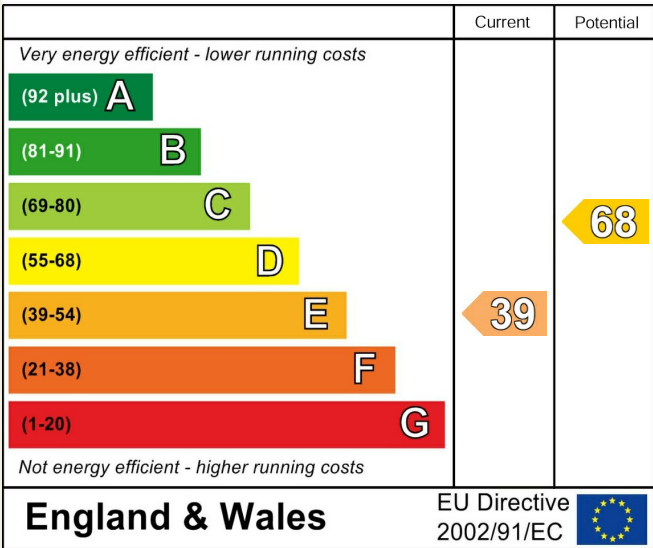
A block paved driveway provides car standing spaces for two vehicles.



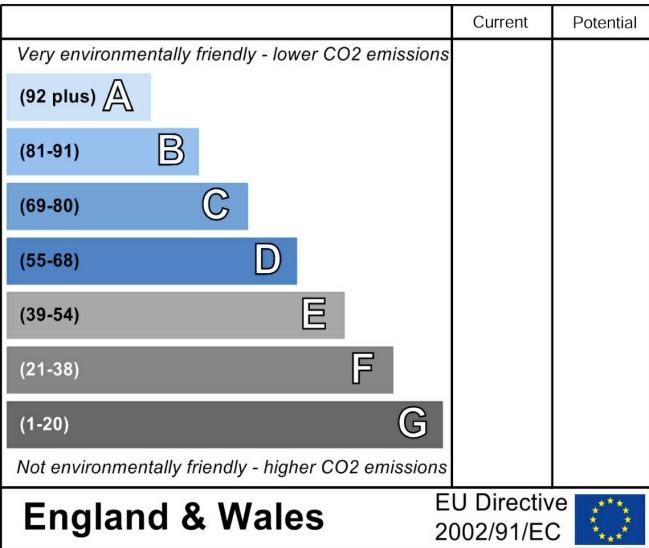
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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