

Fletcher & Company

32 Golden Valley, Riddings, Alferton, Derbyshire, DE55
4ES

Offers In The Region Of £325,000
Freehold



- Beautiful Grade II Listed Stone Cottage
- Delightful Position Backing onto Cromford Canal
- Gas Central Heating
- Dining Room, Sitting Room with Log Burner
- Spacious Dining Kitchen with Range Cooker
- Hallway/Utility Room
- Three Bedrooms & Bathroom
- Driveway & Single Garage
- Generous Cottage Garden & Front & Rear Courtyard Gardens
- Located just a short walk away from Codnor Park Reservoir





Summary

BEAUTIFUL POSITION - A most attractive, Grade II Listed three bedroom mid terraced stone cottage with garage of immense character and charm, dating back to around 1795 and is set within this idyllic location in this highly sought after conservation area, surrounded by open countryside and backing onto the Cromford Canal. This property offers spacious and well proportioned accommodation a delightful cottage garden and single garage with driveway.

The property has the benefit of gas central heating and the accommodation in brief comprises, on the ground floor: dining room, sitting room with log burner, spacious dining kitchen with range cooker, cloakroom WC and utility room/hallway.

The first floor landing gives access to two spacious double bedrooms, a good sized single bedroom and bathroom.

Outside to the front there is a stone paved front courtyard giving access to the hallway/utility room, there is a delightful cottage style garden to the rear which offers a generous lawn, well stocked borders and backs onto the Cromford Canal. The property also offers a single garage with parking in front.

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LOCATION

Golden Valley is a delightful semi-rural location close to Riddings near Alfreton in Derbyshire. This property offers easy access to the A610 link road, A38 and M1, good commuter access and is easily accessible to Alfreton, Ripley, Derby and Nottingham.

There are amenities close at hand in the nearby village of Riddings with a supermarket and public houses. A wide range of amenities are available in Ripley and Alfreton and further amenities in Derby City centre and Nottingham.

The property is in a semi-rural location and positioned backing onto the Cromford Canal, offering beautiful countryside walks and scenery around Codnor Park Reservoir.

THE ACCOMMODATION

GROUND FLOOR

Entrance through a timber entrance door into:

Hallway/Utility Area

8'7" x 8' (2.62m x 2.44m)

Fitted with wood effect flooring, built in shelving, central heating radiator, wall mounted electric fuse box, single glazed glass panelled window to the side elevation and single glazed glass panelled doorway giving access to the courtyard garden.

WC

Fitted with a two-piece suite comprising a low level WC with chrome push button flush, ceramic wash hand basin built into a partially timber clad area with ceramic tiled splash-backs, quarry tiled floor, beamed ceiling and internal single glazed window.

Breakfast Kitchen

27'4" x 7' (8.33m x 2.13m)

Fitted with a range of bespoke antique pine units with white ceramic handles comprising wall, base and drawer units with a granite worksurface over, Belfast ceramic sink with traditional style mixer tap, Britannia dual fuel range cooker with electric oven, four ring hob and hot plate with ceramic tiled splash-back and extractor unit over, integrated Neff dishwasher and space with plumbing for a washing machine. Quarry tiled floor, central heating radiator with decorative cover over, alarm key pad, beamed ceiling and three single glazed glass panelled windows to the front elevation.



Dining Room

14'8" into recess x 13'2" (4.47m into recess x 4.01m)

Fitted with a beautiful feature cast iron fireplace with marble surround and tiled backplate and hearth, oak effect LVT, beamed ceiling, open plan access through to the kitchen area, single glazed glass panelled window to the rear elevation, useful under-stairs storage cupboards and staircase leading through to the first floor landing. Timber panelled door giving access to:



Sitting Room

14'4" x 13'3" (4.37m x 4.04m)

Fitted with a beautiful recessed fireplace having a bare brick chimney breast and tiled hearth housing a cast iron log burner with stone lintel above, beamed ceiling, oak effect LVT, central heating radiator, TV point, built-in shelving into the recess, single glazed glass panelled window to the rear elevation and single glazed glass panelled doorway giving access to the rear garden.



FIRST FLOOR

Landing

Having a built-in wardrobe with hanging rail, large airing cupboard housing the wall mounted Worcester combination boiler and built-in timber shelving and doors giving access to three well proportioned bedrooms and bathroom.

Master Bedroom

14'7" into wardrobe depth x 13'2" (4.45m into wardrobe depth x 4.01m)

Fitted with three built-in full height wood panelled wardrobes, bare brick chimney breast with cast iron fire grate, grey wood grain effect laminate flooring, central heating radiator and single glazed glass panelled window to the rear elevation.



Bedroom Two

13'1" x 11'7" into recess (3.99m x 3.53m into recess)

Having grey wood grain effect laminate flooring, central heating radiator, storage cupboard over the stairwell and glass panelled window to the rear elevation.



Bedroom Three

10'7" x 7'1" (3.23m x 2.16m)

Having grey wood grain effect laminate flooring, central heating radiator and glass panelled window to the front elevation.



Bathroom

9'2" x 6'10" (2.79m x 2.08m)

With a shower with seat, low level WC, ceramic wash hand basin built into a vanity cupboard beneath with double opening doors, ceramic tiling to the walls, two wall mounted up-lighters, wall mounted mirror and glass panelled window to the front elevation.

OUTSIDE

Rear Patio Area

To the rear of the property there is a walled fore garden with pedestrian gated access with gravelled seating area and a flag stone paved patio area giving access to the rear of the property. Outside security light.

A shared access pathway to the rear of the property also gives access to a generous mature cottage style garden.



Cottage Style Garden

Having a flagstone paved pathway, a generous shaped lawn, Pergola, well stocked planting borders and the garden is enclosed by a fence panelled boundary. The property benefits from not being overlooked and backs onto the canal to the rear.



Front Courtyard Garden

There is a stone paved front courtyard giving access to the hallway/utility room.



Single Garage

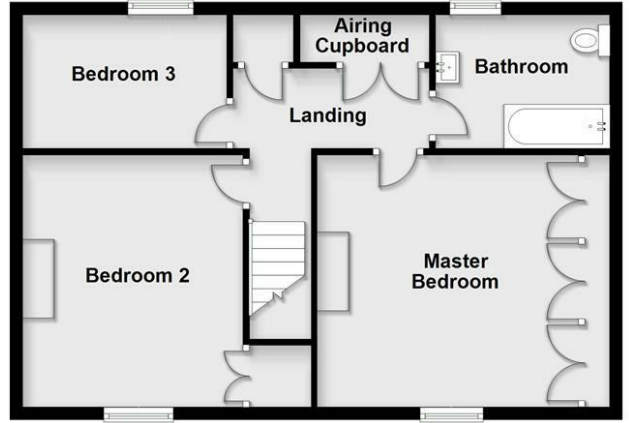
The shared access pathway also gives access to double opening timber gates which lead to a block of four brick built garages with this property owning the garage to the far right hand side.



Ground Floor
Approx. 64.6 sq. metres (694.8 sq. feet)



First Floor
Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.

Plan produced using PlanUp.



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Council Tax Band:
Tenure: Freehold

