

# Fletcher & Company

48 Main Street, Horsley Woodhouse, Derbyshire, DE7  
6AT

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Offers Around £259,950

Freehold

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- Spacious Semi Detached House
- Sought-After Village Location
- Entrance Hall & Cloakroom/WC
- Kitchen & Utility Room
- Living Room & Separate Dining Room
- Three Bedrooms
- Family Bathroom
- Spacious Attic with Fixed Staircase
- Pleasant Cottage Garden
- Detached Garage & Driveway





## Summary

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Located within the popular village of Horsley Woodhouse is this deceptively spacious three bedroom semi-detached house which is offered with no chain/vacant possession.

Accommodation comprises: Entrance hall, cloakroom/wc, utility room, kitchen, dining room, living room, three bedrooms and a family bathroom. In addition there is a substantial attic area with fixed staircase, Velux windows and heating.

To the rear there is a delightful, enclosed, cottage style garden with rear access to a driveway and a detached garage.

The house is superbly located close to all local amenities and within easy reach of Belper, Heanor, Ripley, Derby and connection with the A38, M1 and A6.

An internal inspection is highly recommended.

# F&C

## Location

Horsley Woodhouse is an extremely sought-after location offering beautiful countryside walks and for the keen golfer, boasts reputable courses close by including Horsley Lodge, Morley Hayes and Breadsall Priory Country Club.

A reputable primary school is on the doorstep along with Church, doctors surgery, pharmacy Co-Operative supermarket, village store, Old Oak Village Inn, takeaway and coffee shop.

Nearby town centres include Belper, Heanor and Ripley offering a more comprehensive range of amenities, leisure centres and schooling at all levels.

## Accommodation

### Ground Floor

#### Rear Entrance Hall

9'11" x 3'1" (3.03 x 0.95)

Having an entrance door with multiple glass inserts, a woodgrain effect floor and doors lead off to the cloakroom, utility room and kitchen.

#### Utility Room

7'8" x 5'10" (2.35 x 1.80)

Having range of base cupboards, drawers and a tall cupboard with a complimentary wood grain effect roll top worksurface over incorporating a stainless steel sink/drain unit with mixer tap. There is a wood grain effect floor, tiling to splashback areas, a wall mounted boiler and a UPVC double glazed window to the rear,



#### Cloakroom/WC

4'10" x 3'8" (1.48 x 1.13)

Appointed with a two piece suite comprising a low flush WC and a wall mounted wash handbasin with tiling to the splashback areas. There is a central heating radiator and a UPVC double glazed window to the side.

## Kitchen

11'11" x 10'11" (3.64 x 3.35)

Comprehensively fitted with a traditional range of oak base cupboards, drawers and eyelevel units with additional larder units providing excellent storage space. There is a complimentary granite worksurface over incorporating a one and a half bowl sink with mixer tap over. Appliances include a Rangemaster dual fuel range cooker with extractor hood above. There is space for a refrigerator/freezer. Having a tiled floor, a central heating radiator, complimentary tiling to splashback areas and a UPVC double glazed window to the side.



## Dining Room

14'9" x 10'11" (4.50 x 3.33)

With a feature fireplace with exposed brick and tiled hearth, a built-in alcove cupboard, a wood grain effect floor, radiator, beams to the ceiling and double glazed French doors provide access to and views of the garden and patio



### **Living Room**

22'4" x 11'10" (6.81 x 3.63)

Having two UPVC double glazed windows to the front, two central heating radiators and stairs lead off to the first floor



### **First Floor**

#### **Landing**

Having a UPVC double glazed window to the side elevation, inset spotlighting and stairs lead off to the attic.

#### **Bedroom One**

11'10" x 8'9" (3.63 x 2.68)

Appointed with a range of built-in wardrobes providing excellent hanging and storage space, there is a central heating radiator and a UPVC double glazed window to the front



### Bedroom Two

11'8" x 10'9" (3.57 x 3.29)

Having a UPVC double glazed window to the front elevation and a central heating radiator.



### Bedroom Three

11'11" x 7'9" (3.65 x 2.37)

With a UPVC double glazed window and a central heating radiator.



### Bathroom

11'1" x 5'5" (3.40 x 1.66)

Appointed with a three piece white suite comprising a 'P' shaped Jacuzzi bath with glass shower screen and shower over, a vanity wash handbasin with useful cupboards to the surround and a low flush WC. There is a tall bathroom cabinet, a wall mounted heated towel rail, tiling to all splashback areas, inset spotlighting and a UPVC double glazed window to the rear elevation



### Second Floor

### **Attic Area**

22'2" x 12'4" overall (6.77 x 3.78 overall)

Approached via a fixed staircase and having two double glaze Velux windows with blinds, exposed timbers, built in cupboards which provide excellent storage space into the eaves and an additional built in cupboard. Having an open balustrade and a central heating radiator.



### **Dressing Area/Potential En Suite**

8'5" x 6'2" (2.57 x 1.88)

Having a double glazed Velux window and storage space into the eaves.



## Outside

The house is sat behind a brick wall with wrought iron gates providing access. The low maintenance front garden is mainly gravelled with brick raised beds and the gravelled area extends to the side with a paved path providing access and a wooden gate.

The delightful, enclosed rear garden is mainly lawned with a variety of fruit trees and shrubs to the borders. there is an extensive paved patio and an additional gravelled seating area. A gate to the rear provides access to the drive and garage. The garage is also directly accessed from the garden.

A driveway to the rear provides off road parking and leads to the Detached Garage.



## Garage

14'3" x 12'7" (4.35 x 3.85)

Having an up and over door and an additional storage/office space to the rear. Light and power

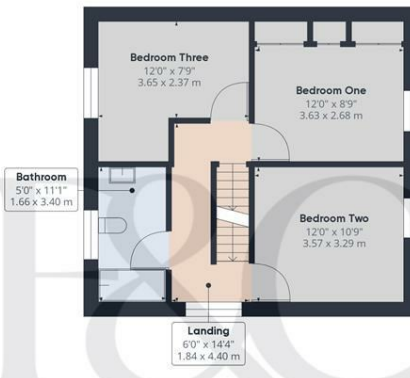


**Council Tax Band B**





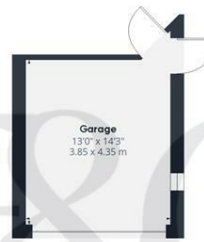
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1684.23 ft<sup>2</sup>

156.47 m<sup>2</sup>

**Reduced headroom**

97.95 ft<sup>2</sup>

9.1 m<sup>2</sup>

(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.

GIRAFFE360



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48 Main Street  
Horsley Woodhouse  
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DE7 6AT

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	