



## 2 Bed House - Semi-Detached

6 Morley Almshouses Lane, Morley, Derbyshire DE7 6DL  
Offers Around £295,000 Freehold



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& Company**

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- Highly Appealing & Beautifully Presented Semi-Detached Cottage
- Superb Countryside Views
- Attractive Non-Through Road ( cul-de-sac )
- Lounge/Dining Room & Conservatory
- Fitted Kitchen & Utility/Cloakroom
- Two Generous Bedrooms & Fitted Bathroom
- Private Low Maintenance South Facing Garden
- Block Paved Driveway for Two/Three Cars
- Lovely Character Features, Timber Shed
- No Chain Involved

A highly popular semi-detached cottage located adjacent to Breadsall Priory Country Club and Golf Course, situated in this very sought-after hamlet location in Morley.

The property features two inviting reception rooms, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, this home is perfect for small families or couples seeking a peaceful retreat.

The cottage boasts a modern bathroom, ensuring convenience for daily living. One of the standout features of this property is its superb countryside views, which can be enjoyed from various vantage points within the home. The attractive non-through road creates a serene atmosphere, making it an ideal location for those who appreciate tranquillity.

For those with vehicles, the block-paved driveway accommodates two to three cars, providing ample parking space. The private, low-maintenance south-facing garden is a true gem, offering a sunny outdoor space perfect for enjoying the warmer months or simply unwinding after a long day.

#### The Location

Morley Almshouses Lane 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, 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

## Lounge/Dining Room

21'8" x 10'10" (6.62 x 3.32)



### Lounge Area

With exposed brick chimney breast incorporating stone fireplace surround with gas burning stove with raised quarry tiled hearth, beams to ceiling, radiator, countryside views to rear, open square archway leading to dining area, two double glazed windows and internal stripped latch door.



### Dining Area

With exposed chimney breast with stone lintel, fitted book shelving either side of chimney breast with fitted base cupboards underneath, beams to ceiling, electric heater, double glazed French doors opening into conservatory and open square archway into lounge area.



### Conservatory

16'0" x 12'0" (4.88 x 3.66)

With power, lighting, brick base, double glazed windows, fitted blinds, countryside views and double glazed French doors opening onto private rear garden.



### Kitchen

15'5" x 5'10" (4.72 x 1.79)

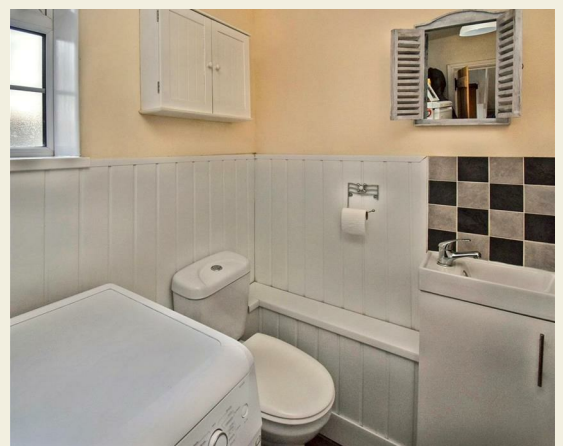
With single sink with chrome mixer tap, wall and base fitted units with matching work tops, built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven, beams to ceiling, tiled effect flooring, double glazed window to front, double glazed front access door, split-level staircase leading to first floor, exposed brickwork, radiator, additional electric heater, integrated washing machine, integrated dishwasher and integrated fridge.



### Utility/Cloakroom

9'5" x 4'7" (2.88 x 1.41)

With low level WC, wash basin with fitted base cupboard, tile splashbacks, radiator, tiled effect flooring, space for tumble dryer, space for freezer, double glazed obscure window and internal stripped door.





### Understairs Storage

4'7" x 3'5" (1.42 x 1.06)

With stripped latch door.



### First Floor Landing

6'7" x 5'8" (2.03 x 1.74)

With decorative beams, built-in cupboard housing the central heating boiler with stripped latch door and double glazed window to front.



### Bedroom One

11'2" x 10'1" (3.42 x 3.09)

With fitted wardrobes and cupboards providing good storage, exposed brick chimney breast with inset stone lintel, decorative beams to ceiling, radiator, superb far-reaching views to rear, double glazed window and stripped latched door.



## Bedroom Two

10'1" x 7'0" (3.09 x 2.14)

With built-in wardrobes providing good storage, decorative beams to wall and ceiling, radiator, superb far reaching views to rear, double glazed window and stripped latch door.



## Bathroom

6'0" x 5'9" (1.84 x 1.76)

With bath with shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, heated towel rail/radiator, decorative beams to ceiling, wall mounted mirror medicine cabinet, double glazed obscure window with fitted blind and stripped latched door.



## Roof Space

22'0" x 16'7" (6.72 x 5.07)

Bordered for storage, accessed via an aluminium loft ladder and light.

### Front Garden

To the front of the property is a low maintenance, block paved patio.



### Side Access

A secure gate with paving leads to the private rear garden.

### Rear Garden

To the rear of the property is a manageable, private, south facing rear garden enjoying fine views to the rear. The garden has attractive paving and provides a pleasant sitting out entertaining space.



### Timber Shed

9 x 9 (2.74m x 2.74m)

With power.

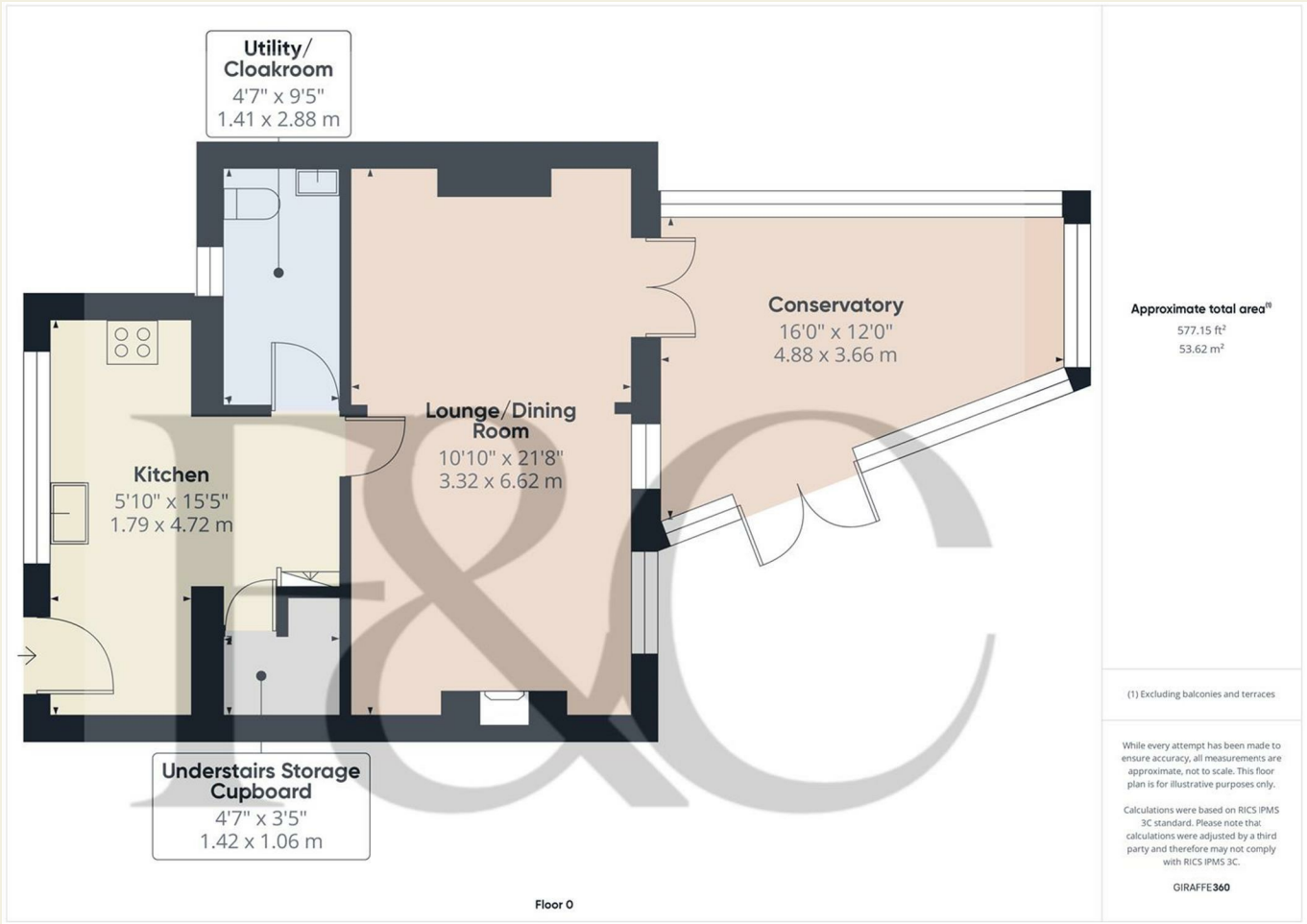


Driveway

The property benefits from a double width block paved driveway providing car standing spaces for two/three cars.

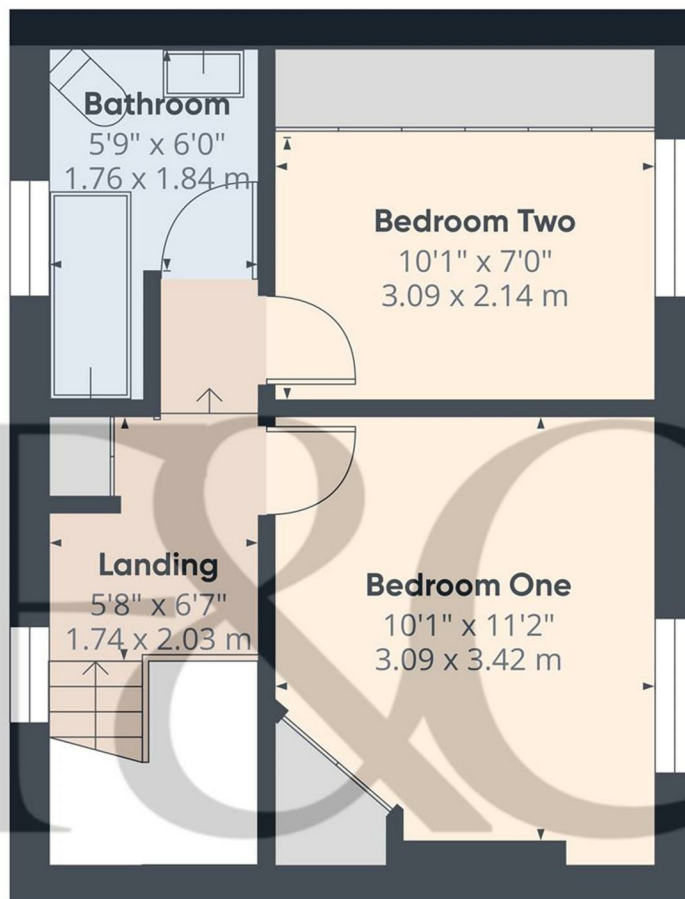


Council Tax Band C



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Floor 1

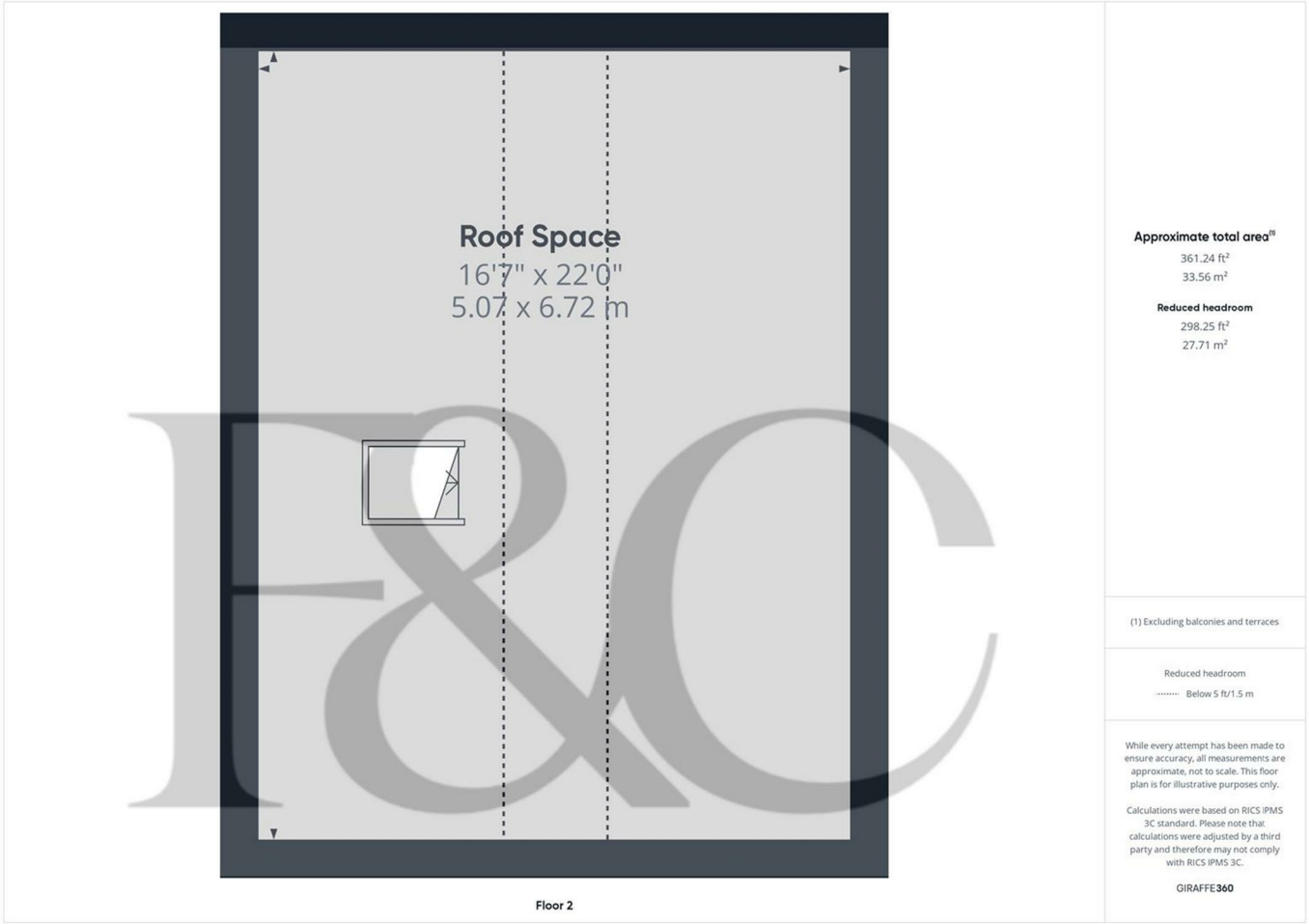
**Approximate total area<sup>(1)</sup>**  
304.72 ft<sup>2</sup>  
28.31 m<sup>2</sup>

(1) Excluding balconies and terraces

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

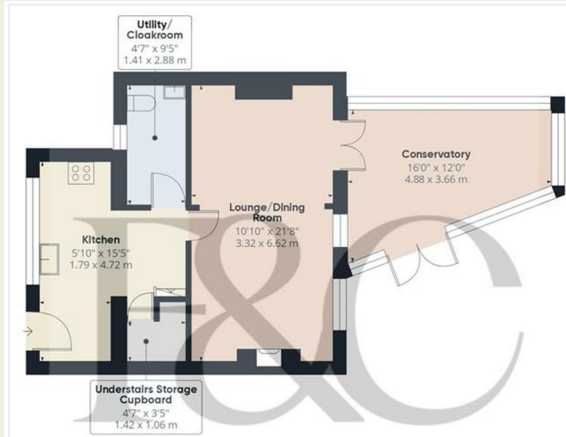
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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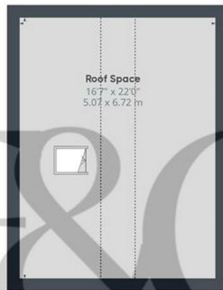




Floor 0



Floor 1



Floor 2

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

1243.11 ft<sup>2</sup>  
115.49 m<sup>2</sup>

**Reduced headroom**

298.25 ft<sup>2</sup>  
27.71 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

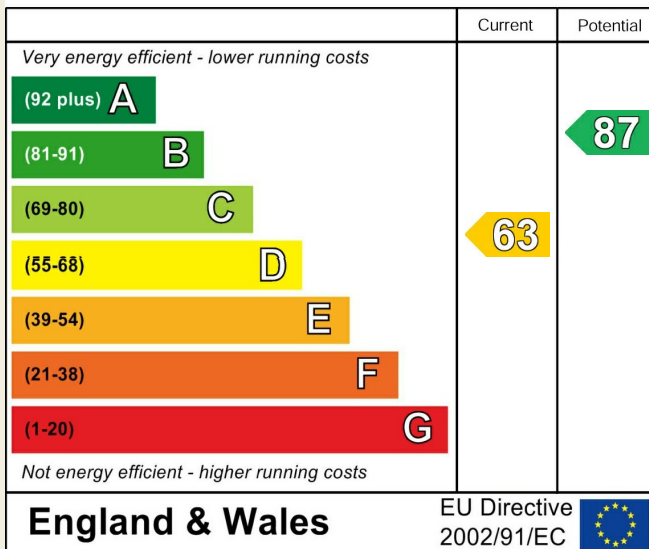
Below 5 ft/1.5 m

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## Energy Efficiency Rating



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

