



**ELIZABETH
GAUGHAN HOMES**

1 BROOK COTTAGES, DERBYSHIRE, DE7 8JS.

Situated along the picturesque Erewash Canal

£145,000

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SITUATED ALONG THE PICTURESQUE EREWASH CANAL WITH DRIVEWAY AND ENCLOSED GARDENS TO FRONT AND REAR.

A beautifully presented two double bedroomed end terraced cottage, with stunning views from the rear overlooking the Erewash canal. This light and airy cottage is situated within walking distance of all local amenities and is ideally suited for entertaining whilst enjoying the local surroundings, including the Erewash Valley Cycle Trail and the Bennerley Viaduct.

On entering the cottage from the courtyard, the lounge area boasts a brick feature open fireplace, oak mantle and modern large column radiator. An archway opens through to a stunning open plan, solid wood cottage style Kitchen/diner, with oak worktops and kitchen island. The kitchen benefits from a built in washing machine, dishwasher, an impressive range style cooker, extractor with surrounding brick features, Belfast sink and lighting pendants.

To the rear of the property, a warm bright utility/cloakroom awaits, ideal for extra storage and leading through to the enclosed rear garden with grey modern style paving and fencing. Beyond the garden area there is private parking for 2 vehicles with direct access to the canal side and an abundance of local wildlife.

As you proceed to the first floor you are immediately greeted with a landing window, original feature leaded side windows, two double sized bedrooms, and an impressive Victorian style bathroom complete with feature roll top bath, toilet, sink and column radiator with towel rail.

From the moment you enter this property you immediately notice the feeling of sheer open space, cleanliness and light. Displaying an extremely elegant yet tasteful finish throughout, in keeping with the age and style of the property.

For those looking for their dream home in this idyllic location, this cottage offers exceptional value, with viewing highly recommended.



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WEBSITE WWW.EGHOMESLTD.COM

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

A beautifully presented cottage benefiting from

- *Private enclosed rear garden*
- *No upward chain*
- *Driveway for two vehicles*
- *Open plan kitchen/Diner*
- *Utility/cloakroom*
- *Two double bedrooms*
- *Victorian style bathroom with roll top bath*
- *Walking distance from local amenities*
- *Picturesque canal side views*





The Property Ombudsman APPROVED CODE TRADING STANDARDS UK

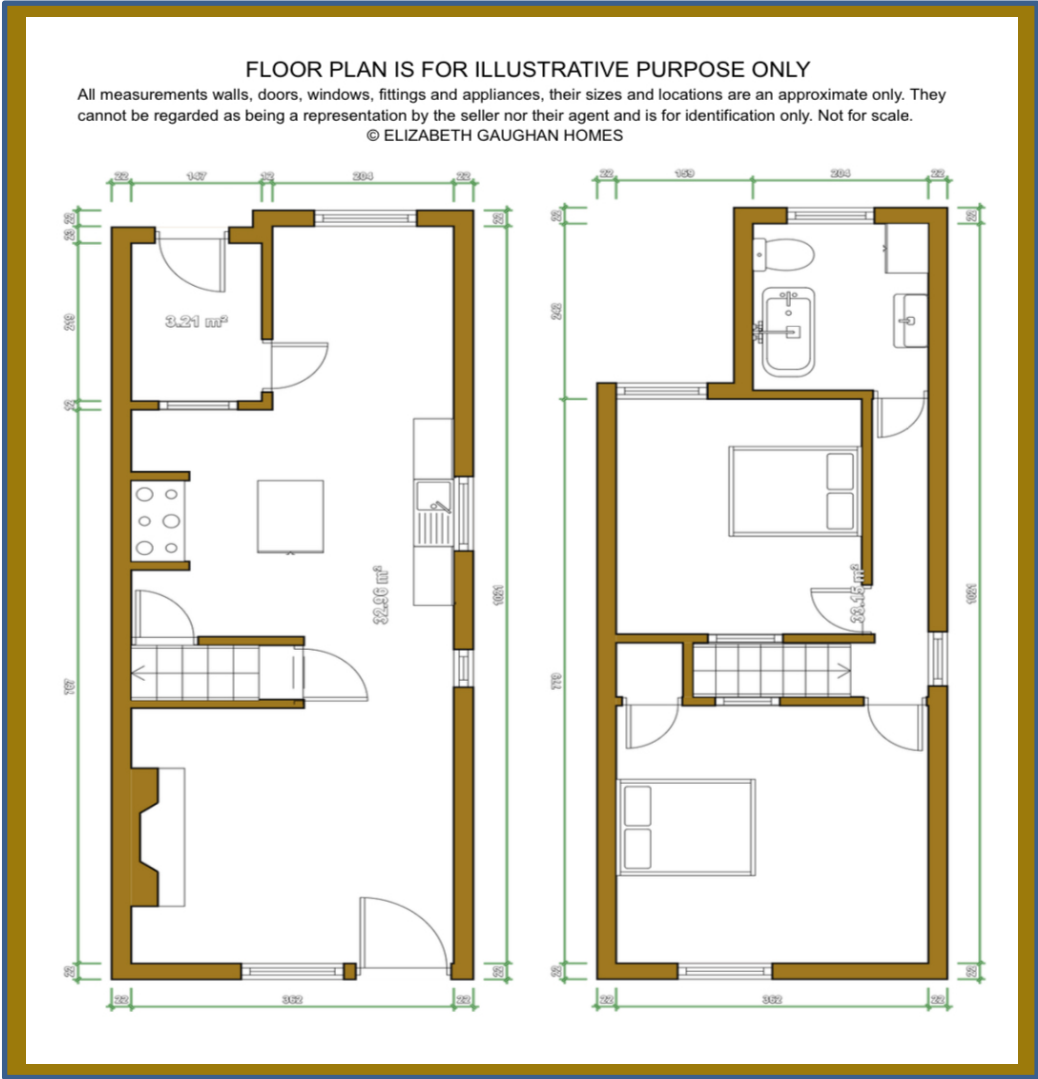
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