



The Nook, Barrow-On-Trent

 2  1  1

Freehold

£275,000



Key Features

- Extended Two Bedroom Cottage
- Refurbished and Modernised Throughout
- Refitted Shaker Kitchen/Diner
- Renewed UPVC Double Glazed Windows and Doors
- Good-Sized Lounge
- Traditional Charm and Features Throughout
- EPC rating D





Welcome to The Nook, Barrow upon Trent—a beautifully extended mid-terrace cottage brimming with charm and character, perfectly situated in this sought-after village. This exquisite two-bedroom home seamlessly blends traditional features with modern comforts, offering a warm and inviting atmosphere.

Step into the spacious lounge, where a striking exposed brick fireplace with a multi-fuel stove takes centre stage, complemented by a traditional beamed ceiling. The recently refitted kitchen/diner boasts luxurious quartz worktops, a prestigious Rangemaster oven and integrated appliances, providing an inviting space to both entertain and dine.

The first floor houses two generous double bedrooms, each featuring fitted storage, and a stylish three-piece bathroom. Outside, enjoy the privacy of a south-facing courtyard garden, ideal for leisurely afternoons. The front garden, lovingly maintained, features mature shrubs and trees along a paved walkway.

With communal parking and No Upward Chain, this enchanting home is a must-see.

Barrow upon Trent is a picturesque village in Derbyshire that offers a quintessential English countryside experience. Surrounded by lush landscapes and a network of walking paths, the village is ideal for those who appreciate outdoor activities and idyllic scenery. The Trent and Mersey Canal is nearby, providing serene waterside walks and the opportunity for leisurely boating trips. The historical aspect of the village is reflected in its charming architecture and peaceful rural ambience, providing a perfect escape from the hustle and bustle of city life.

The area is well-connected despite its tranquil setting. Just a short drive from the property is the city of Derby, where you'll find a wealth of shopping, dining, and cultural opportunities. The city is known for attractions such as Derby Cathedral and the Derby Museum and Art Gallery. Public transport links are robust, with regular bus and train services providing quick and convenient access to surrounding areas, making it an ideal location for those who commute into larger towns or cities.

Barrow upon Trent is part of a friendly and active community, with various social events and clubs for residents to engage with. The village boasts a well-regarded primary school, making it a fitting choice for young families. There are also local shops for daily conveniences, and several traditional pubs in nearby villages offering good food and a warm welcome. This cohesion in the community ensures a supportive and pleasant living environment, adding to the desirability of the area.

Schedule a viewing with our team today to avoid disappointment!

ACCOMMODATION

SPACIOUS LOUNGE
4.79m x 4.26m (15'8" x 14'0")

KITCHEN/DINER
4.79m x 3.76m (15'8" x 12'4")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.73m x 3.5m (12'2" x 11'6")

BEDROOM TWO
4.79m x 2.67m (15'8" x 8'10")

BATHROOM
2.48m x 1.55m (8'1" x 5'1")

COUNCIL TAX BAND:
The property is believed to be in council tax band: C

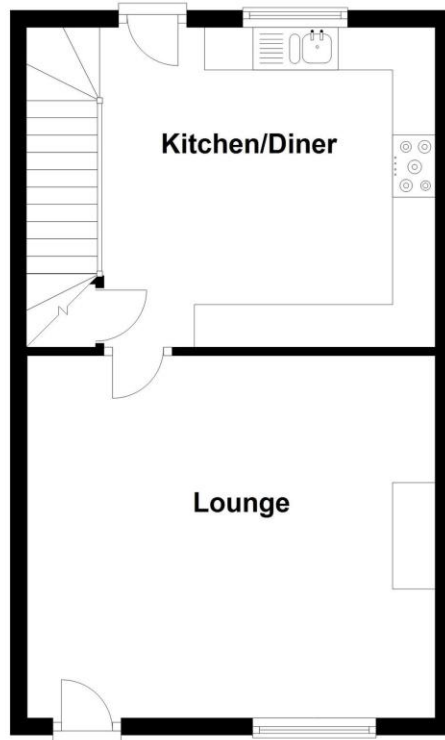
HOW TO GET THERE:
Postcode for satnavs: DE73 7NA

PLEASE NOTE:
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

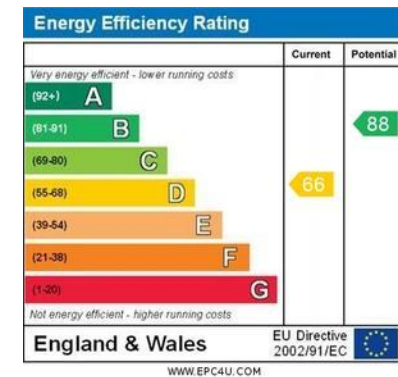
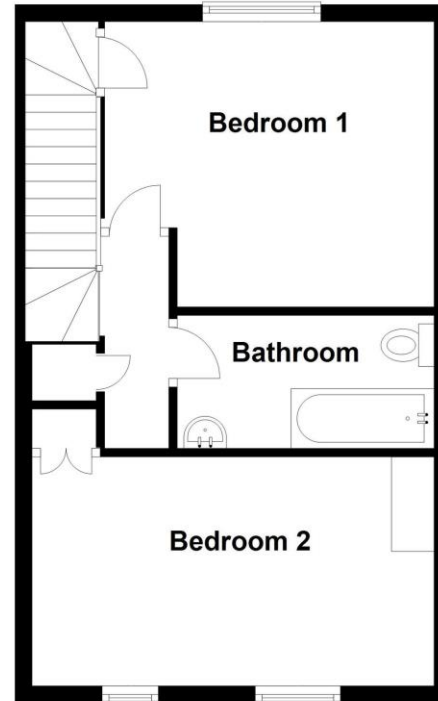


Floorplan

Ground Floor



First Floor



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