



Archway Cottage Horsley Lane
Coxbench Derby



Property Description

*** Early Viewing On This Hidden Gem Comes Advised ***

Exceptionally well presented two double bedroom cottage, situated in a sought after and tucked away location benefiting from generous living space and breathtaking features throughout. In brief property comprises entrance hall, charming kitchen and an open plan living/dining room with log burner and floor to ceiling windows. To the first floor the exposed stone wall landing gives access to the two bedrooms and beautiful bathroom via hand crafted doors.

Outside the property is set back from the road with a driveway providing ample off street parking, outside tap and access to the rear garden. Tiered rear garden mainly laid to lawn boasting borders, trees and shrubs. There is also a generous garden shed providing power and lighting.

Entrance Hall

Entrance through a double glazed door to the side elevation, tiled flooring, stairs to the first floor and access to the kitchen and living/dining room.

Living/Dining Room

Irregular Shaped Room 16' max x 17' max (4.88m max x 5.18m)

With carpet flooring, central heating radiators, TV point, inset log burner with feature wall and lighting, uPVC double glazed windows,

doors to the rear and side elevation leading to gardens and stunning floor to ceiling windows to the front elevation.

Kitchen

11' x 11' (3.35m x 3.35m)

Fitted with a range of wall and base units, solid wood work surface with inset ceramic sink, large double oven with extractor over, space and plumbing for washing machine, integrated dishwasher, generous under stairs storage cupboard, central heating radiator and a uPVC double glazed window to the side elevation.

First Floor

Landing

With carpet flooring, feature exposed stone wall and hand crafted doors to the two double bedrooms and family bathroom.

Bedroom One

11' 11" x 11' 10" max (3.63m x 3.61m max)

With carpet flooring, central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom Two

11' x 8' (3.35m x 2.44m)

Carpet flooring, central heating radiator and a uPVC double glazed window to the side elevation.

Family Bathroom

Quirky four piece suite comprising free standing bath with feature mixer tap. low level WC, vanity wash basin, central heating radiator, fully tiled walls, spotlights to ceiling, large mirror with lighting, uPVC double glazed obscure window to the side elevation and a ceiling rainfall shower head positioned in the centre of the bathroom with a inset drain below.

Outside

Outside the property is tucked away from the road with a driveway providing ample off street parking, outside tap and access to the rear garden. Tiered rear garden mainly laid to lawn boasting borders, trees and shrubs. There is also a generous garden shed providing power and lighting.









EPC Rating: E

Tenure: Freehold

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