

# 1 Bed Cottage

£199,995

📍 Willington Road, Etwall, Derby, DE65 6HX



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TAKE THE VIDEO TOUR OF THIS CHARMING HOME. Garden Cottage. A quaint, superbly restored mews cottage situated in the sought after hamlet of Etwall within close proximity of the village centre offering immense charm and character coupled with all of the trappings of modern living. A full inspection will reveal a tastefully appointed property benefiting from electric central heating together with UPVC double glazing. In brief; delightful sitting room with feature fire, inner hallway, well equipped dining kitchen. On the first floor a landing leads to a double bedroom with wardrobes and sizeable shower room. Outside. To the rear is a brick outbuilding with a pathway leading to a feature 'secret garden'. The property is sold freehold. Council tax band A. Energy rating D. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Brick Entrance Porch

Having UPVC double glazed windows and entrance door. An internal UPVC opaque double glazed door leads to the:-

## Charming Sitting Room 12'4" x 11'11" (3.77 x 3.65)



Having an exposed brick fire surround with quarry tiled hearth, electric coal effect living flame fire, television and media connection points, revealed beam to ceiling, electric storage heater and two double wall light points.



## Inner Lobby

With ceramic tiled floor and staircase to first floor. An open arch leads to the:-

## Dining Kitchen 12'7" x 9'6" reducing to 6'4" (3.86 x 2.90 reducing to 1.94)



Having a range of shaker style wall, base and drawer units with laminated working surfaces, free standing electric cooker, complimentary ceramic tiled splash backs

with contrasting ceramic tiled floor, space and plumbing for automatic washing machine, electric night storage heater, revealed beamed ceiling, wall light point, inset stainless steel sink top with side drainer, hot and cold mixer tap, two UPVC double glazed windows with UPVC opaque double glazed door to rear.



## First Floor Landing

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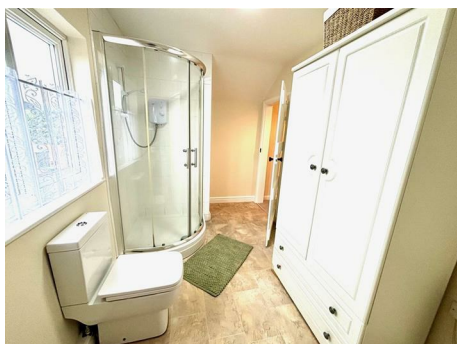
## Bedroom 12'4" x 12'0" (3.76 x 3.68)



Having a built in recessed wardrobe, free standing wardrobes, electric storage heater and UPVC double glazed window to front aspect.

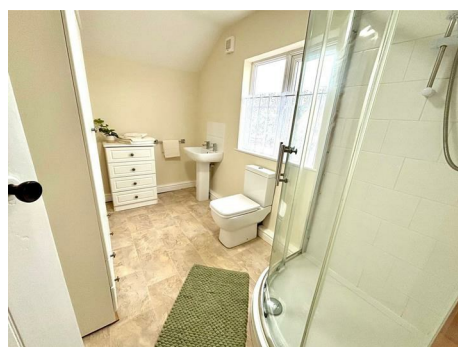
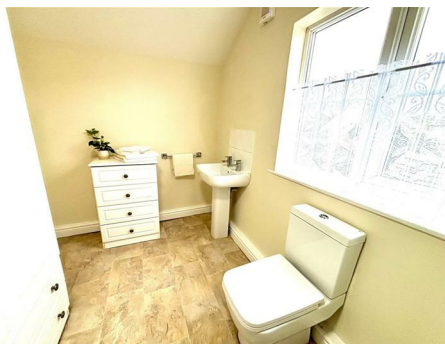


## Shower Room 12'7" x 6'8" (3.85 x 2.04)



Having a white three piece suite comprising; low centre flush wc, pedestal wash hand basin and quadrant shower cubicle with

Triton electric shower, chrome and glass shower cabinet and door, complimentary ceramic tiled splash backs with contrasting vinyl floor, electric storage heater, full height airing cupboard (housing the pre-insulated cylinder), wall mounted extractor fan and UPVC double glazed window to rear aspect.



## Outside



The cottage occupies a delightful location, at this sought after residential address,

situated close to Etwall village and is sited on a well tended plot. To the front is a brick boundary wall with a wrought iron gate leading to a gravelled and shrubbed fore garden. To the rear of the property is a shared pathway, having a cold water tap and nearby utility/workshop (measuring internally 2.40 x 2.53m, having fitted workbench, together with power and light). A short walk along a gravelled pathway leads to the delightful secret garden, enclosed by close panelled fencing, laid to a low maintenance design, having paved areas, shrubbed borders, vegetable and lavender beds. The garden also enjoys a timber and glazed potting shed.



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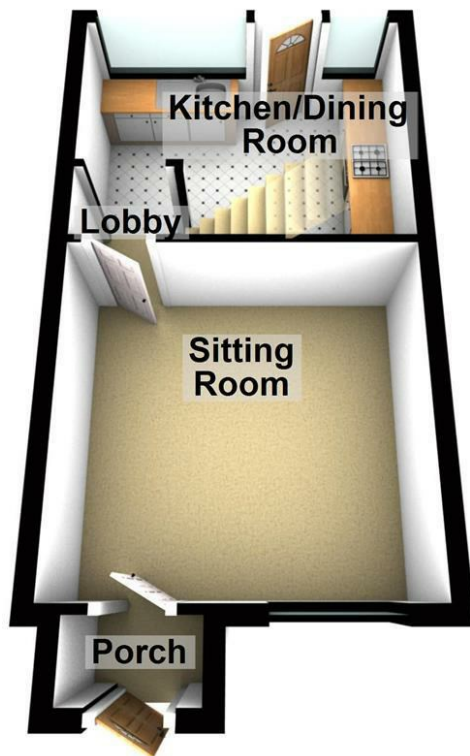
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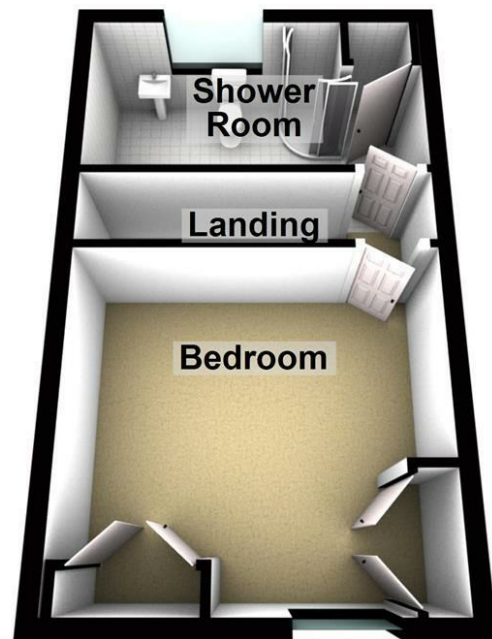
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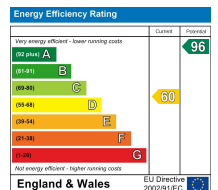
### Ground Floor



### First Floor



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