

3 Bed House - Semi-Detached

Price £418,500

 Potter Street, Spondon, Derby, DE21 7LH



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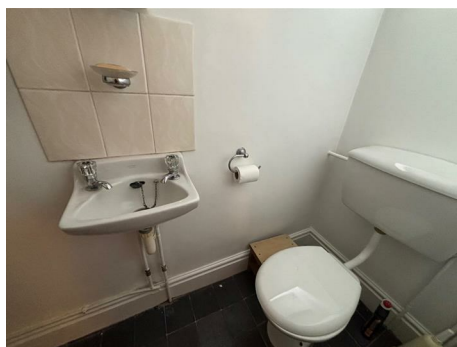
A delightful and historic period cottage, circa 1789, occupying a substantial mature private plot with large garage and stable (retaining the original stalls and manger) together with ancillary outbuildings, situated in this highly popular village location. The deed of sale in 1944 described the property as a dwelling house with yards, garden, orchard, stable and outbuildings, with horses stabled there until the 1980's. The current owner acquired further land to the north west. A full inspection is essential to appreciate the location, size of plot and wealth of appointments on offer. Gas central heating with some double glazing. In brief; reception hall, cloakroom / wc, charming lounge dining room, breakfast kitchen with light oak units, conservatory. To the first floor a landing leads to three double bedrooms and bathroom with four piece suite. The sale of Holly Tree Cottage offers the discerning purchaser the opportunity to obtain a character house offering immense potential to improve / further (subject to necessary consents). The property is sold freehold. Council tax band C. Energy rating D. SOLD WITH IMMEDIATE VACANT POSSESSION AND NO UPWARD CHAIN.

Reception Hall



Having timber and opaque glazed entrance door, feature quarry tiled floor, radiator, two wall light points, revealed beamed ceiling and staircase to first floor.

Guests Cloak Room/WC



Having white two piece suite comprising; low flush wc and wall mounted wash hand basin with tiled splash backs, quarry tiled floor, revealed beamed ceiling and single glazed window to rear aspect.

Lounge/Dining Room 25'5" x 13'0" (7.75 x 3.97)



Having a recessed coal effect living flame fire, oak mantel shelf, two double wall light points, two radiators, revealed beams to ceiling, double glazed bow window to front aspect and UPVC opaque double glazed window to side aspect.

Breakfast Kitchen 15'6" x 18'11" extending to 13'11" (4.74 x 5.77 extending to 4.26)



'L' shaped and having a range of light oak fitted wall and base cupboards with laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted double oven and grill,

concealed canopy extractor hood, tiled splash backs, inset stainless steel sink top with side trainer, hot and cold mixer tap, space and plumbing for automatic washing machine, radiator, revealed beams to ceiling, two Georgian style single glazed windows to front aspect and multi paned door leading to the:-



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Conservatory 12'2" x 7'4" (3.71 x 2.25)



Having ceramic tiled floor, wall light point, UPVC double glazed windows with matching French doors giving views and access over the rear garden.

First Floor Landing

With Georgian style single glazed window to rear aspect.

Principal Bedroom 13'0" x 12'10" (3.97 x 3.93)



Having a range of built in bedroom furniture, radiator and Georgian style single glazed window to front aspect.

Bedroom Two 12'11" x 12'3" (3.96 x 3.75)



Having a range of built in bedroom furniture, radiator and Georgian style single glazed window to front aspect.

Bedroom Three 16'1" x 9'2" extending to 14'0" (4.91 x 2.81 extending to 4.28)



'L' shaped and having a revealed beamed ceiling, radiator and two Georgian style windows to rear aspect.



Bathroom 9'0" x 7'9" (2.76 x 2.38)



Having a four piece suite comprising; low centre flush wc, pedetal wash hand basin, panelled bath and walk in shower cubicle with mains fed shower, chrome shower cabinet and door, part tiled walls, radiator and Georgian style opaque glazed window to side aspect.

Outside



The property stands in an extensive mature plot at this highly aspirational residential address. To the front is a sweeping block paved driveway with shrubbed fore garden, giving car standing space for several cars and leading to the double brick garage, measuring internally 6.75 x 4.15, having up and over door, side personal door and supplied with power and light. At the side of the garage a small picket fence leads to the extensive rear garden, enclosed by close panelled fencing, together with brick walling and laid mainly to a sweeping lawn, the garden being divided into a kitchen garden

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area with deep filled mature shrubbed borders, mature trees and patio area. To the side of the property is a further substantial walled and fenced lawned area. In the main garden is a brick former stable measuring internally 4.3 x 3.26 and having power and light. There is a further potting shed to the rear of the garage measuring 4.28 x 2.44m.



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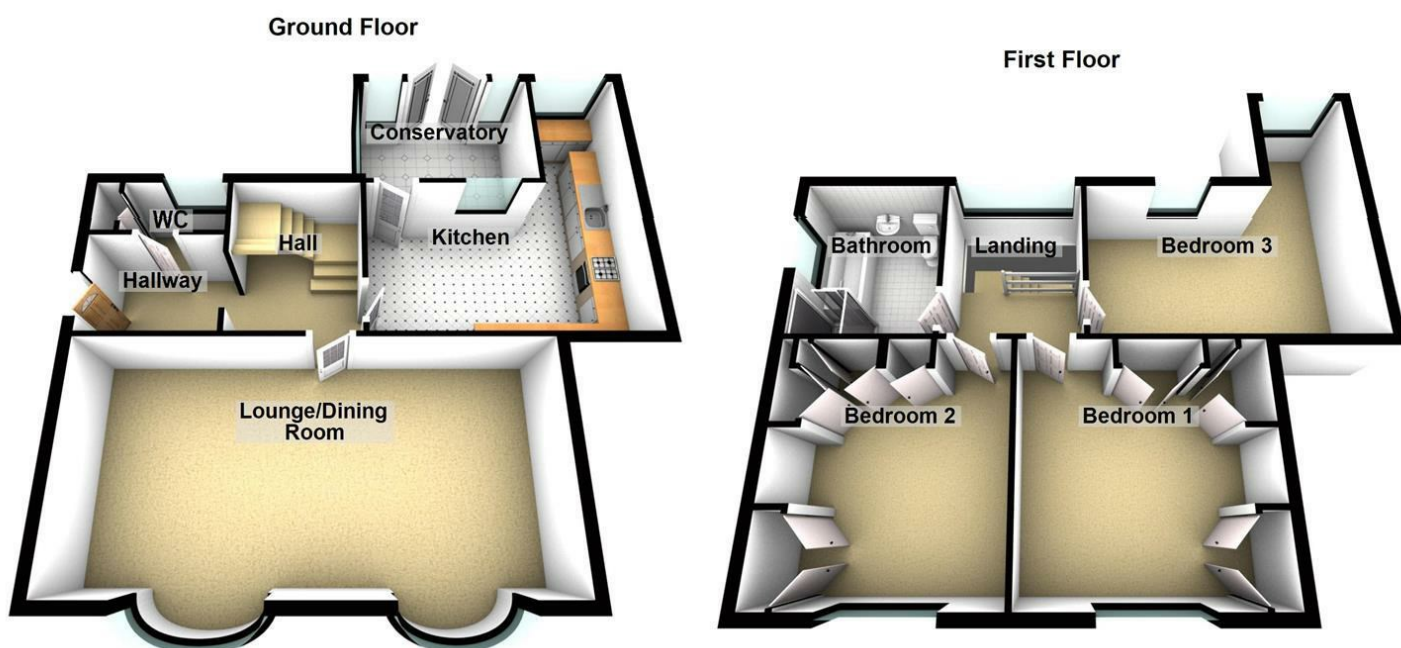
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		85
81-91 B		
69-80 C		62
55-68 D		
44-54 E		
31-43 F		
13-30 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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