



9 Hemington Court, Derby, DE74 2PT

£255,000

NO AGE RESTRICTION APPLIES FOR THE PROPERTY & SOLD WITH NO UPWARD CHAIN

Nestled in the heart of the picturesque village of Hemington, this enchanting two-bedroom cottage offers the perfect blend of timeless character, modern comfort, and exceptional surroundings. Set within a beautifully maintained private complex known for its peaceful atmosphere and strong sense of community, this particular home enjoys a unique advantage, it is not restricted to over-55s ownership, making it a rare opportunity for buyers of any age to enjoy this special setting.

From the moment you arrive, the charm is undeniable. Inside, spacious reception rooms provide warm, versatile living spaces ideal for cosy evenings, entertaining friends, or simply relaxing in tranquil surroundings. Thoughtfully designed for modern convenience, the cottage benefits from washroom facilities on both floors, while its spacious yet intimate layout creates a wonderful sense of comfort and homeliness.

Despite its peaceful position, the cottage is just a short stroll from excellent local amenities, including a charming farm shop and a traditional village pub. With convenient road links and 24-hour transport connections nearby, you can enjoy countryside calm without sacrificing accessibility. Two private, owned parking spaces add further practicality and ease.

Front Aspect

Enter Hemington Court via the archway into a well-kept courtyard with attractive garden as the central focal point. The cottage is positioned to the right-hand side, enjoying a pleasant setting within this private development.

To the front of the property is a private outdoor seating area, creating the perfect spot to relax and unwind during the warmer months.

Entrance Hall 3'10 x 3'0 (1.17m x 0.91m)

Enter via a painted wooden door into the entrance hall, a practical space ideal for coats and shoes,

Lounge 16'2 x 11'6 (4.93m x 3.51m)

A characterful and welcoming reception room with an impressive feature brick fireplace with wooden mantle beam and exposed ceiling beams. A double glazed bay window overlooks the attractive garden, filling the room with natural light. The space is finished with wood flooring, two central heating radiators and offers a useful under-stairs storage cupboard. Stairs rise to the first floor, with a door leading through to the inner hall.

Inner Hall 6'8 x 4'8 (2.03m x 1.42m)

The inner hallway leads to the ground floor washroom facilities, dining area and kitchen and a wooden external door provides an emergency exit to the rear of the property.

Ground Floor Bathroom 9'3 x 5'8 (2.82m x 1.73m)

Fitted with tiled flooring and a double glazed window to the rear aspect, this bathroom comprises a bath with electric shower over, wash hand basin and WC. There is a central heating radiator and a wall-mounted, regularly maintained boiler.

Dining Area 9'4 x 5'8 (2.84m x 1.73m)

A cosy dining space leading through to the cottage-style kitchen. The room features laminate flooring, a window to the rear aspect and a central heating radiator. The vendors have advised they are happy to include the dining table within the sale, should the purchaser wish to retain it.

Kitchen 9'6 x 10'6 (2.90m x 3.20m)

A charming cottage-style kitchen featuring tiled flooring and a window to the front aspect overlooking the gardens. There is a range of wooden wall, base and drawer units with complementary worktops, an inset sink with mixer tap and drainer, and tiled splashbacks. Character features include an exposed beamed ceiling and exposed brickwork to the walls

and chimney breast, which houses the 'Stove' cooker with gas hob and extractor above. There is space and plumbing for a washing machine, along with space for a fridge and freezer.

First Floor Landing 16'1 x 3'4 (4.90m x 1.02m)

Carpeted and filled with natural light from double glazed windows overlooking the rear aspect, the landing provides access to both double bedrooms and the shower room.

Master Bedroom 13'5 x 13'9 (4.09m x 4.19m)

A spacious double room with a double glazed window to the front aspect overlooking the garden. The room features wooden flooring, a central heating radiator, and ample storage with built-in wardrobes. Bedroom furniture, including bedside cabinets, a dressing table, and drawers, is included in the sale. There is also access to loft storage, which houses the water tank.

Bedroom Two 9'7 x 9'7 (2.92m x 2.92m)

A second comfortable double room with a double glazed window to the front aspect overlooking the garden. The room is carpeted, features a central heating radiator, and has loft access via a hatch.

Shower Room 6'1 x 6'11 (1.85m x 2.11m)



Fitted with wooden flooring and a double glazed window to the rear aspect, this shower room comprises a fully tiled shower cubicle, hand basin with storage unit, WC, and bidet. A central heating radiator completes the space.

Outside



The garden owned separately by the vendors feature lawns, established shrubs, flowers, and trees, along with a private shed can be included in the sale, should the buyer so wish.

Refuse bin storage for the complex is discreetly positioned, and the courtyard provides two parking spaces which are owned and feature on the title for the cottage.

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All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan

