Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

13 Main Street, Horsley Woodhouse, Ilkeston, DE7 6AU

Offers Over £215,000

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A well presented double fronted traditional family home offering structurally detached accommodation with three reception rooms and three bedrooms. Situated in the popular village of Horsley Woodhouse close to excellent local amenities. Having a sunny rear garden and off road parking to the rear. Viewing is strongly recommended.

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The welcoming accommodation comprises a spacious dining hallway, sitting room with multi-fuel stove, fitted kitchen and conservatory/ utility room. To the first floor there are three good sized bedrooms and a bathroom.

Benefitting from gas central heating fired by a combi boiler and UPVC double glazed windows and doors,

To the front is a walled fore garden. There is vehicular access to the rear of the property to parking space for two vehicles. The sunny rear garden is fully enclosed, being laid to lawn with a paved seating area, perfect for alfresco dining and entertaining.

Horsley Woodhouse is a sought after village with a real community. Having nursery and primary schools, parish church, convenience stores, real ale pubs and doctors surgery. There is easy access to Belper, Heanor and major road links ie A38 and M1 to Derby and Nottingham, the A6, provides the gateway to the stunning Peak District.

ACCOMMODATION

A composite cottage style door opens into :

DINING HALLWAY

12' x12'6 max (3.66m x3.81m max)

Having wood grain effect flooring, radiator, useful under stairs cupboard, a feature arched door way and stairs climb to the first floor.

SITTING ROOM

14'1 x 12'10 (4.29m x 3.91m)

A cosy room with a brick and stone built recessed fire place with a flagstone hearth housing a cast iron multi-fuel stove, beams to the ceiling, wall lighting, TV aerial point, USB electrical sockets, telephone point and a UPVC double glazed window to the front fitted with secondary glazing.

KITCHEN

8'5 x 10'2 (2.57m x 3.10m)

Appointed with a striking range of blue coloured base cupboards, drawers and eye level glazed display cabinets with a granite effect rolled top work surface over incorporating a circular sink drainer with mixer taps and splash back tiling. Integrated electric oven and grill, ceramic hob, extractor hood, space for a fridge freezer and plumbing for a dishwasher. There is tiled flooring, UPVC double glazed window overlooking the garden and a half glazed door opens into :

CONSERVATORY

14'1 x 9' max measurements (4.29m x 2.74m max measurements)

Constructed with a brick base, UPVC double glazed windows, French doors and a glazed roof. Having tiled flooring, light and power, space for a tumble dryer and plumbing for a washing machine.

TO THE FIRST FLOOR

LANDING
Having dual aspect UPVC double glazed windows to the front and rear elevations.

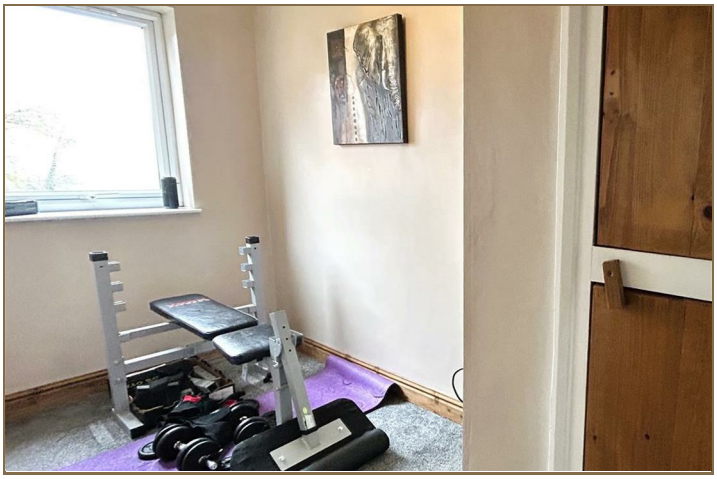
BEDROOM ONE
12'11 x 10'9 (3.94m x 3.28m)
Having a feature brick fireplace,, recessed shelving, radiator and a UPVC double glazed window to the front elevation fitted with secondary glazing. Having access to the part boarded roof void.

BEDROOM TWO
10'11 x 8'6 (3.33m x 2.59m)
Having a radiator and a UPVC double glazed window to the rear elevation enjoying for reaching countryside views.

BEDROOM THREE
12'3 x 4'11 (3.73m x 1.50m)
Currently being used has a gym. There is a UPVC double glazed window to the rear elevation enjoying views and a built-in airing cupboard housing the combi boiler.

BATHROOM
Appointed with a three piece suite comprising a panelled bath with a thermostatic rainfall shower, low flush WC and a painted wash stand with wash hand basin, UPVC double glazed window to the rear elevation, heated towel radiator, extractor fan, ceramic tiled flooring and recessed shelving.

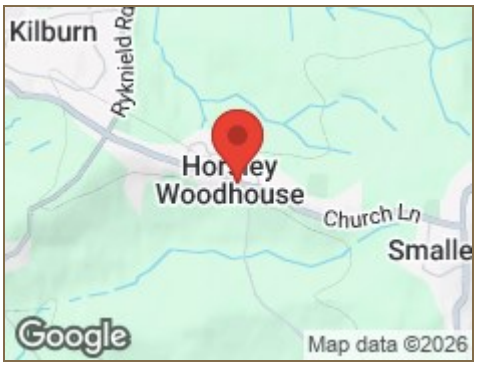
OUTSIDE
To the front of the property is a walled fore garden with a path to the front door. The fully enclosed south facing rear garden is laid to lawn with a block paved patio, perfect for alfresco dining and enjoys a high degree of privacy. there is a brick built outhouse providing storage with light and a gardeners WC. There is vehicular access to a parking area to the rear.



Road Map

Hybrid Map

Terrain Map

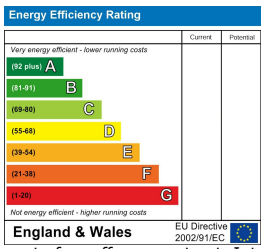


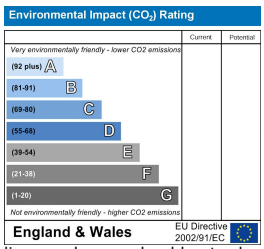
Floor Plan

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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