



## 5 The Dovecote, Horsley, Derby, DE21 5BS

**£299,950**



Offered with vacant possession/ no chain. A beautifully presented traditional semi detached family home situated on a generous corner plot, in the sought after village of Horsley. The spacious three bedroom accommodation has a dining kitchen conservatory and well stocked mature gardens. Viewing is strongly recommended.



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The welcoming accommodation is situated in a cul de sac location with a side entrance door opening into a reception hallway, light and spacious lounge, dining kitchen, conservatory and gardeners WC. To the first floor there are three good sized bedrooms, shower room and a separate WC.

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

To the front of the property is a well stocked fore garden, which extends to the side and rear. The impressive gardens are well stocked with mature trees, established flower beds, wild life garden and a sunny decked seating area, perfect for alfresco dining and entertaining.

Horsley is a sought after village with village pub, primary school, parish church and local golf courses, dog walks and having easy access to Derby and Nottingham via major road links i.e. A38, M1 and A6, which opens the gateway to the stunning Peak District.

## ACCOMMODATION

There is a half glazed side entrance door providing access.

## ENTRANCE HALLWAY

There is a radiator, telephone point and stairs climb off to the first floor.

## LOUNGE

13'8 x 16'11 (4.17m x 5.16m)

A naturally light and spacious room with a stone built fire surround with a slate hearth

housing an electric fire and extending to a TV plinth. There are dual aspect windows with three double glazed windows to the front and one to the side, radiator and a TV aerial point.

## DINING KITCHEN

13'9 x 10'1 extending to 16'5 (4.19m x 3.07m extending to 5.00m )

Comprehensively appointed with a range of cream shaker style base cupboards, drawers and eye level units with marble effect work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include a Neff hide and side electric oven, combination microwave oven, gas hob, extractor hood, plumbing for a washing machine and space for a fridge freezer. There is vinyl flooring, radiator and dual aspect UPVC double glazed windows to the side and rear, radiator, coving and a high level in-built cupboard houses the electrical installations.

## CONSERVATORY

11'3 x 4'6 (3.43m x 1.37m )

Constructed with a brick base, UPVC double glazed windows and doors, ceramic tiled flooring, power points and triple polycarbonate roof.

## GARDENERS WC

Having a low flush WC, ceramic tiled flooring and a UPVC double glazed window to the rear.

## TO THE FIRST FLOOR

## LANDING

There is a built-in cupboard housing the Vailant combi boiler and providing linen storage and access to the part boarded roof void.

## BEDROOM ONE

13'4 x 10'1 (4.06m x 3.07m )

Having a UPVC double glazed window to the rear elevation enjoying views, radiator and coving to the ceiling.

## BEDROOM TWO

13'8 x 7'9 (4.17m x 2.36m )

There is a radiator and a UPVC double glazed window to the front elevation.

## BEDROOM THREE

8'7 x 7'4 extending to 10'9 (2.62m x 2.24m extending to 3.28m )

Having a radiator and a UPVC double glazed window to the front elevation.

## SHOWER ROOM

Appointed with a pedestal wash hand basin and a quadrant shower enclosure with a thermostatic shower, complementary full tiling, extractor fan, heated towel radiator, wood grain effect vinyl flooring and a UPVC double glazed window to the rear elevation.

## SEPARATE WC

There is wood grain vinyl flooring, half tiling and a low flush WC.

## OUTSIDE

To the front of the property is a well stocked fore garden with privet hedging. The generous garden to the side is south facing and extends to the rear, which wraps around the property. Being laid to lawn with established flower borders, mature trees , shrubs and flowering plants. There is a wildlife area, vegetable plot, garden shed, greenhouse and a sunny composite raised deck seating area.



## Road Map



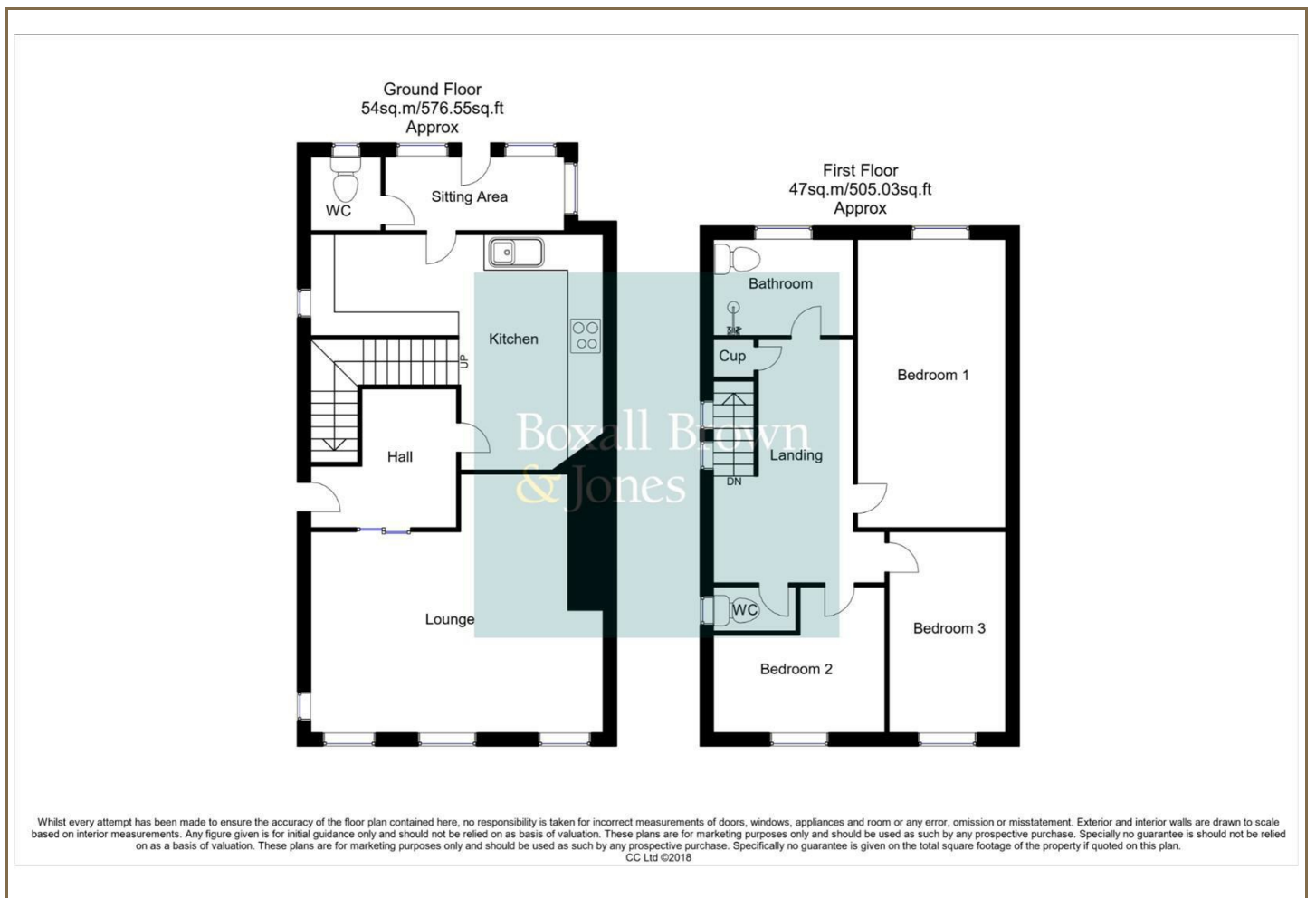
## Hybrid Map



## Terrain Map



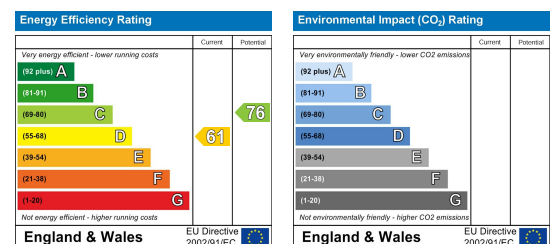
## Floor Plan



## 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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