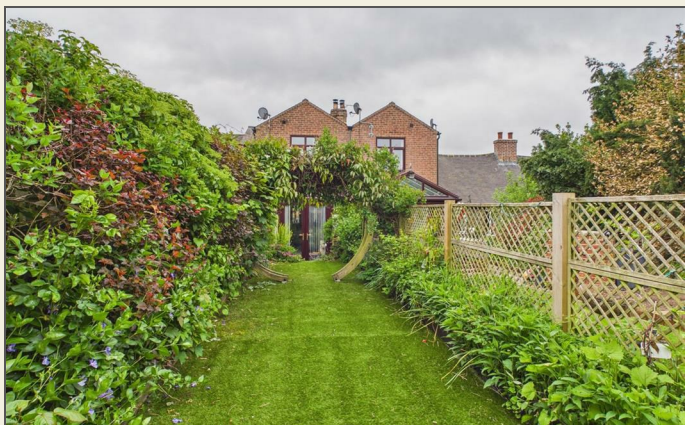




2 Bed Cottage

23 Morley Almshouses Lane, Morley, DE7 6DL
Offers Around £245,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Highly Appealing Cottage
- Attractive Non-Through Road - Cul-de-Sac Location
- Lounge/Dining Room & Conservatory
- Two Bedrooms & Bathroom
- Study/Dressing Room
- Private Garden with Shed
- Driveway - off Road Car Parking
- No Chain Involved
- Backs onto Open Fields & Countryside
- Located adjacent to Breadsall Priory Country Club and Golf Course

NO CHAIN - A two bedroom plus study cottage with private garden and car parking located adjacent to Breadsall Priory Country Club and Golf Course, situated in this lovely cul-de-sac location in Morley.

The Location

Morley Almshouses Lane is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Accommodation

Ground Floor

Lounge/Dining Room

23'6" x 10'5" (7.18 x 3.18)

Lounge Area

With chimney breast incorporating multi-burner stove, staircase leading to first floor and open space leading to dining area.



Dining Area

With double glazed doors opening into conservatory.



Conservatory

10'4" x 7'10" (3.16 x 2.41)

With double glazed doors opening onto private garden.



Breakfast Kitchen

10'9" x 8'3" (3.28 x 2.52)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring electric hob with concealed extractor fan, built-in electric fan assisted oven, washing machine included in the sale, fridge freezer included in the sale, tile flooring, spotlights to ceiling, double glazed window with leaded finish with aspect to front, double glazed entrance door and half glazed internal door.



First Floor Landing

12'3" x 6'2" (3.74 x 1.90)

With attractive balustrade, spotlights to ceiling, double glazed windows to rear, countryside views and built-in cupboard with shelving.

Bedroom One

10'8" x 10'5" (3.27 x 3.19)

With electric storage heater, countryside views to rear, double glazed window and internal panelled door.



Bedroom Two

12'0" x 5'7" (3.67 x 1.72)

With electric heater, double glazed window with leaded finish with aspect to front and half glazed internal door. Wardrobe included in the sale.



Dressing Room/Study

10'4" x 4'6" (3.17 x 1.39)

With electric storage heater, double glazed window to front with leaded finish and half glazed internal door. Wardrobes included in the sale.

Bathroom

7'4" x 5'6" (2.25 x 1.68)

With bath with shower over, wash basin, low level WC, tile splashbacks, tile flooring, spotlights to ceiling and internal panelled door.



Front Garden

To the front of the property is a paved fore-garden with log store and coal bunker. This area also offers potential for further off-road car parking if desired. Outside light and cold water tap.



Rear Garden

To the rear of the property is a manageable, enclosed rear garden backing onto open fields and countryside. The garden enjoys well-stocked borders and beds with artificial turf and covered patio area providing a pleasant sitting out and entertaining space.



Timber Shed

10'6" x 7'6" (3.22 x 2.30)

With power and lighting.



Cellar/Store

12'3" x 6'0" (3.74 x 1.84)

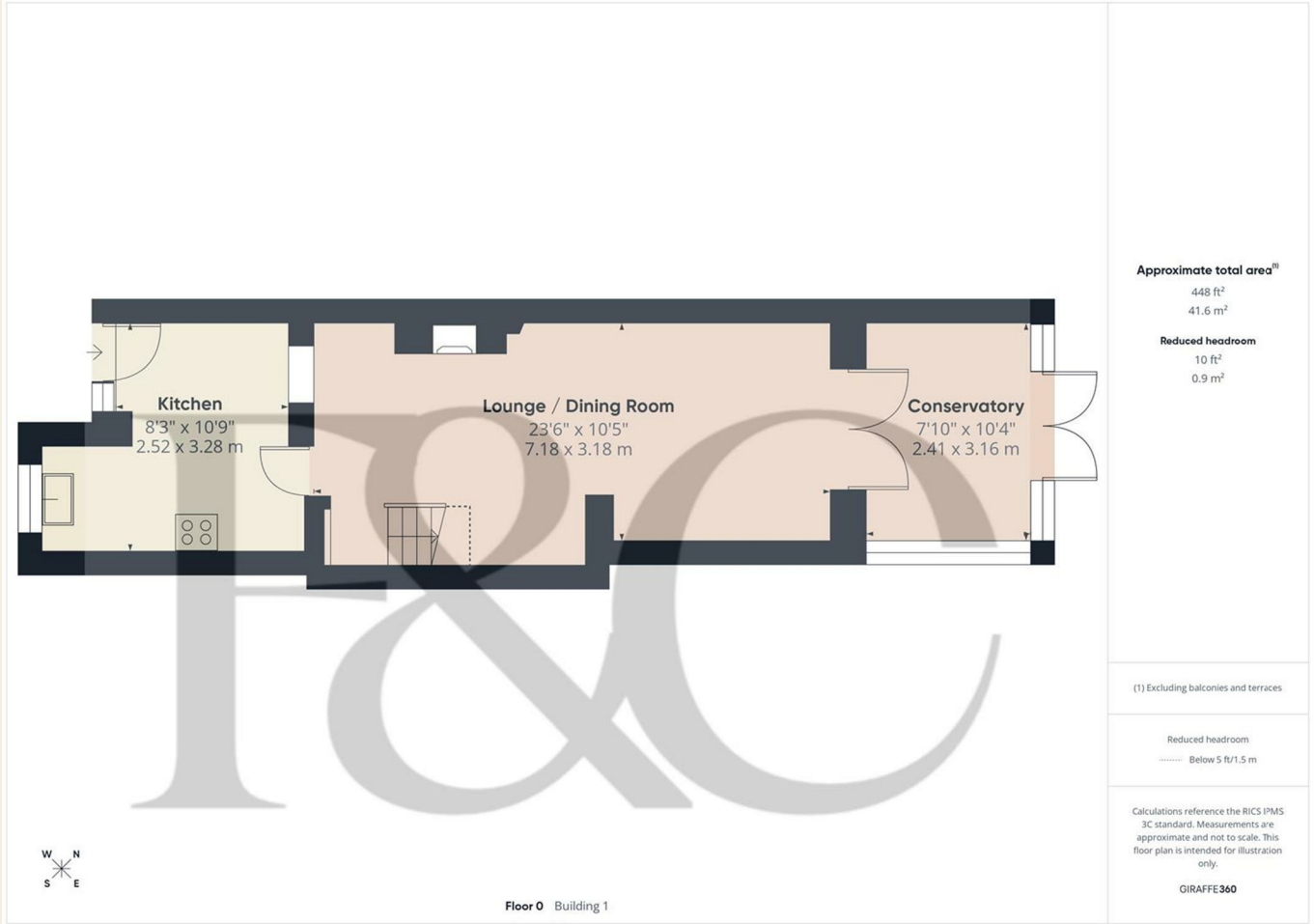
With power and lighting.

Driveway

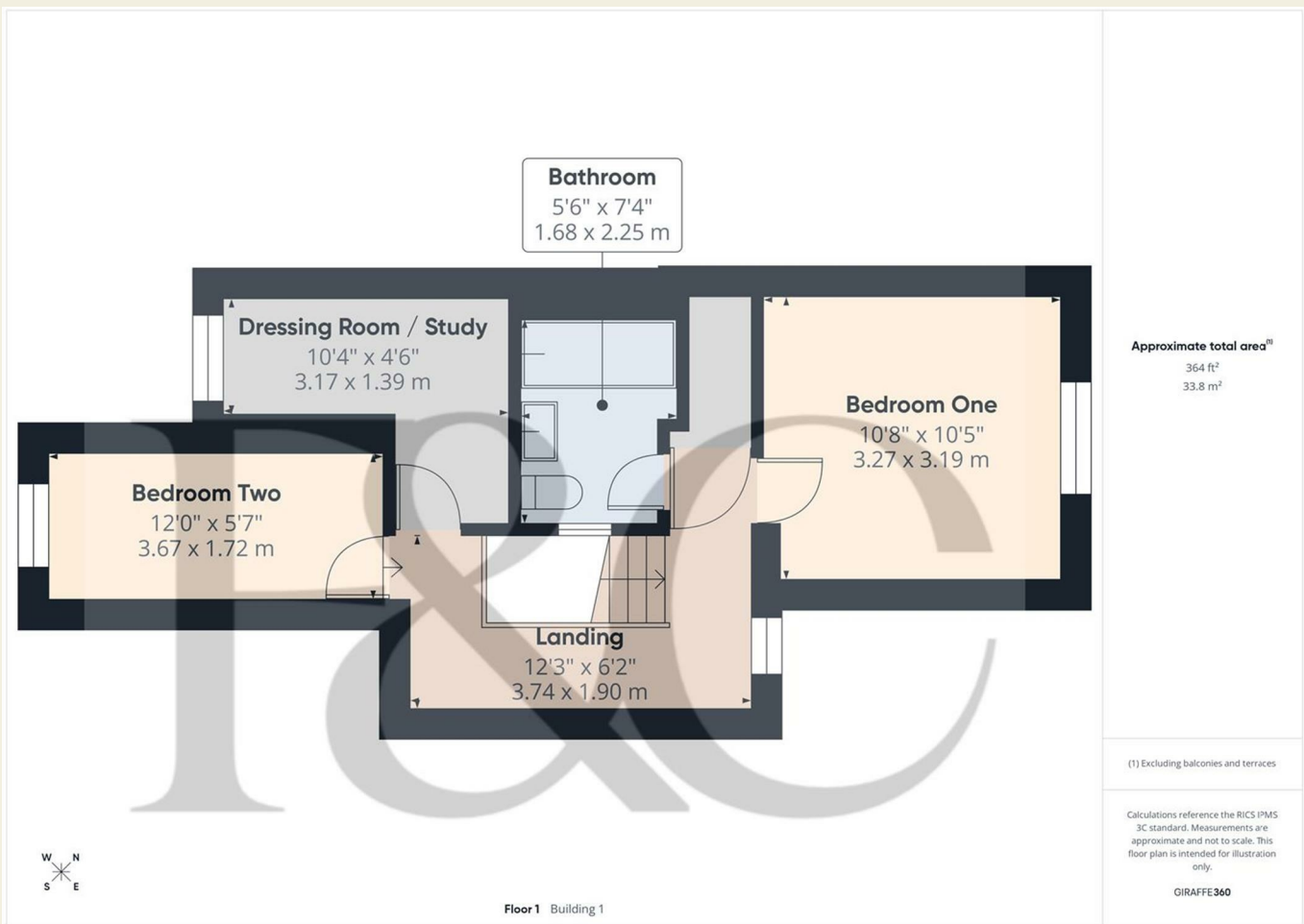
To the front of the property is a gravel driveway providing off-road car parking.



Council Tax Band - B
Erewash Council



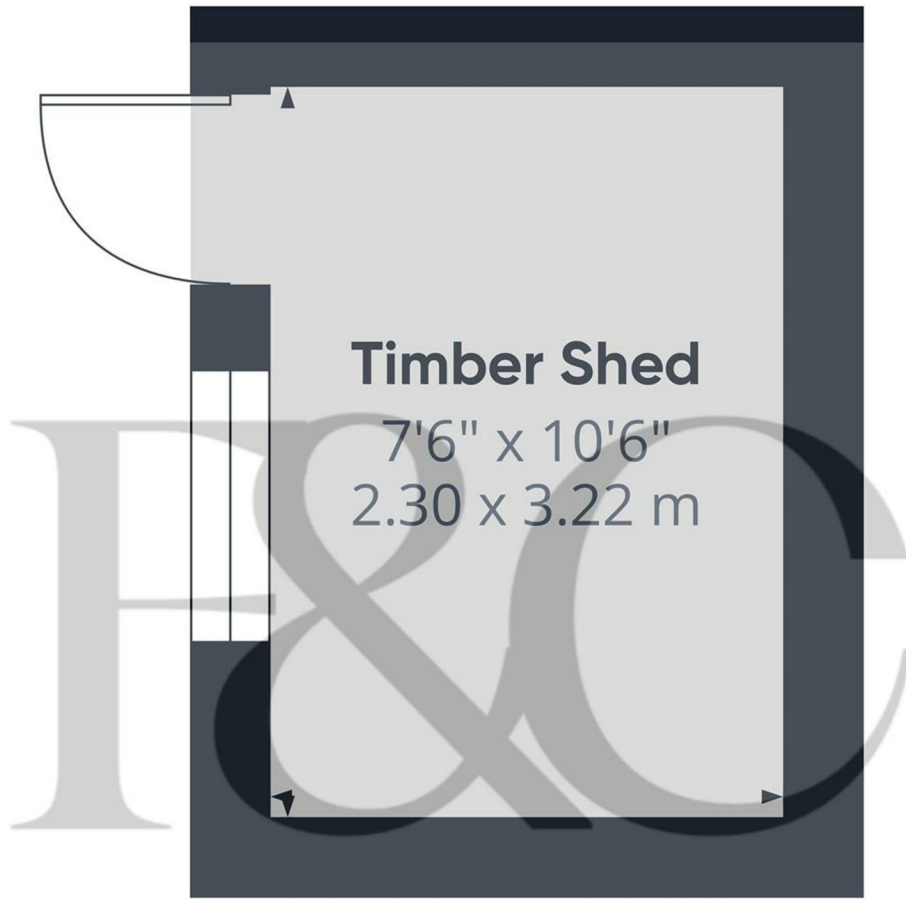
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Timber Shed

7'6" x 10'6"
2.30 x 3.22 m

Approximate total area⁽¹⁾
80 ft²
7.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



Floor -1 Building 1



Floor 0 Building 1

Approximate total area⁽¹⁾

971 ft²
90.1 m²

Reduced headroom

10 ft²
0.9 m²



Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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