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The Catkins, 2a The Crescent, Horsley Woodhouse, Ilkeston, Derbyshire, DE7 6BJ

£725,000

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An immaculately presented three bedroom contemporary stone residence offering stylish open plan living with deceptively spacious, yet versatile 3/4 bedroom accommodation. Situated in a quiet location with grounds extending to approx. 1.5 acres including a mature cottage garden, orchard and paddock with stable, large workshop and open views. Viewing is strongly recommended.







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Offered with vacant possession/no chain. The welcoming accommodation comprises a reception hallway with bespoke oak staircase and steps down into a light and spacious open plan lounge with a 'Rias' multi-fuel stove and bi-folding doors to the side and rear opening into the mature garden. The impressive kitchen is well equipped with a stylish range of contemporary units, integral appliances and a generous central island. There is a separate dining area,, which could create a down stairs bedroom, separate utility room and WC cloaks. To the first floor there is a light and spacious mezzanine landing guest bedroom with ensuite bathroom, luxury shower room, single bedroom three and the principal bedroom has full height apex windows enjoying stunning countryside views.

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

The property has access from a shared driveway leading to the rear, where there is a generous car parking, turning space and direct access to the paddock. The mature gardens are well stocked with a variety of trees, shrubs and flowering plants with pleasant seating areas, a sunny paved patio and shaded area, perfect for alfresco dining. There is a productive vegetable garden with raised beds, greenhouse and orchard well stocked with various fruit trees, and access to the one acre pony paddock with a stable and workshop.

Situated in a quiet back water location historically the heart of the old village of Horsley Woodhouse. The sought after village boasts excellent amenities including a primary school, coffee shop, real ale pub, convenience stores and easy access to major road links to Derby and Nottingham via A38 and A610. Being surrounded by countryside with playing fields, many local walks and close to three prestigious golf courses.

ACCOMMODATION

A stylish black composite entrance door opens into :

RECEPTION HALLWAY

19'4 x 7'4 (5.89m x 2.24m)

A naturally light and welcoming space with twin full height windows, oak effect Karndean flooring, exposed feature stone wall, radiator, nook for cloaks storage with an opaque glazed UPVC window, telephone point and coat hanging. The bespoke oak staircase with glazed balustrade climbs to the first floor and oak steps lead into :

LOUNGE

20'2 x 18'7 (6.15m x 5.66m)

A naturally light and spacious family room with dual aspect bi-fold doors to the side and rear opening onto beautiful cottage garden and providing views. The focal point of the room is a stylish recessed fire place with an oak mantel shelf and slate hearth housing a Rias multi-fuel stove, There is oak effect Karndean flooring, twin UPVC windows either side of the fire place, recessed spot lighting, two radiators and a TV aerial point.

IMPRESSIVE BREAKFAST KITCHEN

18'7 x 16'6 (5.66m x 5.03m)

Comprehensively appointed with a quality range of contrasting light oak and ivory base cupboards, deep pan drawers and larder cabinets including a central island unit with wood grain effect work surface over incorporating a one and a half composite sink drainer with mixer taps, pendant lighting and a matching light oak breakfast table. Integrated appliances include two Bosch self cleaning fan assisted electric ovens, ceramic hob, extractor hood, dishwasher and fridge. There is tile effect Karndean flooring, inset mood spot lighting, shelving, two radiators, two kick plate heaters and twin UPVC double glazed windows to the front. Open into :

DINING ROOM

13'5 x 10'5 (4.09m x 3.18m)

With matching tile effect Kardean flooring, radiator, wall light and inset mood lighting. A Velux skylight window and a high level apex window to the side, flood the room with natural light and UPVC double glazed French doors open to the garden.

UTILITY ROOM

Fitted with a range of high gloss, base and tall larder units with wood block worksurface, incorporating an inset composite sink drainer with a mixer tap. There is plumbing for an automatic washing machine, space for a tumble dryer and freezer. There is a work space with shelving, inset spot lighting, ceramic tiled floor and the Worcester boiler serves the domestic hot water and central heating system.









CLOAKROOM WC
Having a wall mounted vanity wash hand basin and a close coupled WC, with complementary splash back tiling with inset mosaic tile. radiator. extractor fan and ceramic tiled flooring.

TO THE FIRST FLOOR
Bespoke oak staircase with glazed balustrade climbs to :

MEZZANINE LANDING
10'11 x 7'3 (3.33m x 2.21m)
An open space ideal for the home worker to create an office, with a radiator and four Velux skylight windows, which flood the space with natural light.

BEDROOM TWO / GUEST SUITE
16'5 x 14'8 (5.00m x 4.47m)
A generously proportioned room with his and hers built-in double wardrobes providing hanging and shelving, radiator and two Velux skylight windows.

ENSUITE BATHROOM
13' x 10'6 (3.96m x 3.20m)
Beautifully appointed with a stylish three piece suite comprising a panelled bath with mixer shower taps, vanity wash hand basin and a close coupled WC, complementary half tiling, inset spot lighting, extractor fan, heated towel radiator, UPVC dormer style window and ceramic tiled floor with under floor heating.

BEDROOM THREE
8'6 x 7'3 (2.59m x 2.21m)
Having a UPVC double glazed window to the side elevation, radiator and a Velux skylight.

SHOWER ROOM
7' x 7'4 (2.13m x 2.24m)
Having a double walk-in shower enclosure with a thermostatic rainfall shower, close coupled WC and a Villeroy and Boch his and hers wash hand basins, complementary half tiling, ceramic tiled flooring with under floor heating, heated towel radiator and a Velux skylight window.



PRINCIPAL BEDROOM

18'8 x 11'6 (5.69m x 3.51m)

A superb room with high vaulted ceilings and feature beams with an impressive apex window incorporating a Juliette balcony and enjoying stunning far reaching views. There are two Velux skylight windows and a radiator.

OUTSIDE

To the front of the property is a mature garden with hardstanding area. To the right of the property is a gravel driveway owned by The Catkins, but shared with Damson Cottage and Oaklands. Proceed to the bottom, where there is vehicle access to the paddock and workshop. There is ample car parking with turning space for Catkins.

GARDEN

The cottage style gardens are a gardeners dream, being well stocked with an array trees, shrubs and flowering plants. The established flower beds have paths meandering through, leading to a lawn and paved seating area, perfect for relaxation or evening drinks, there is an alfresco dining area, and a paved patio to the side, from the dining room. A productive vegetable garden has raised beds, greenhouse and wooden garden sheds. extending to the one acre paddock with a block built work shop and stable.

ORCHARD

The mature orchard has four apple trees, a bramley, peach, plum and damson trees,

PADDOCK

The paddock is grazing land extending to approx one acre with a timber stable building.

WORKSHOP/GARAGE

A brick and block building with double doors, window, light and power.





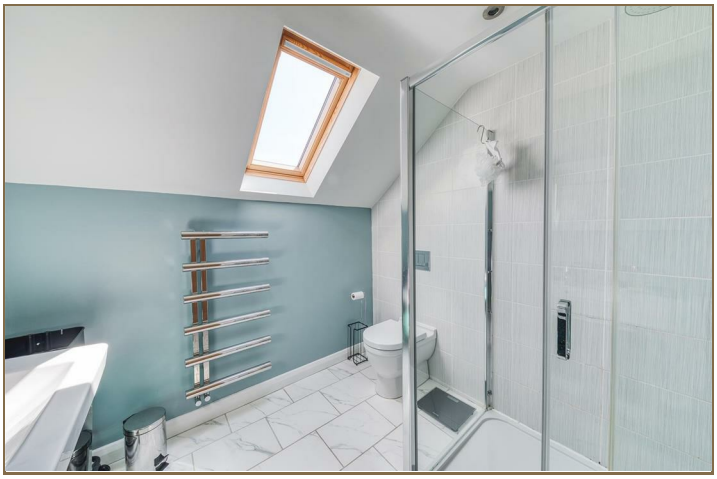














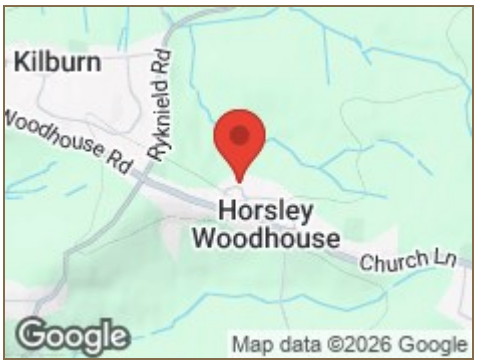
Road Map



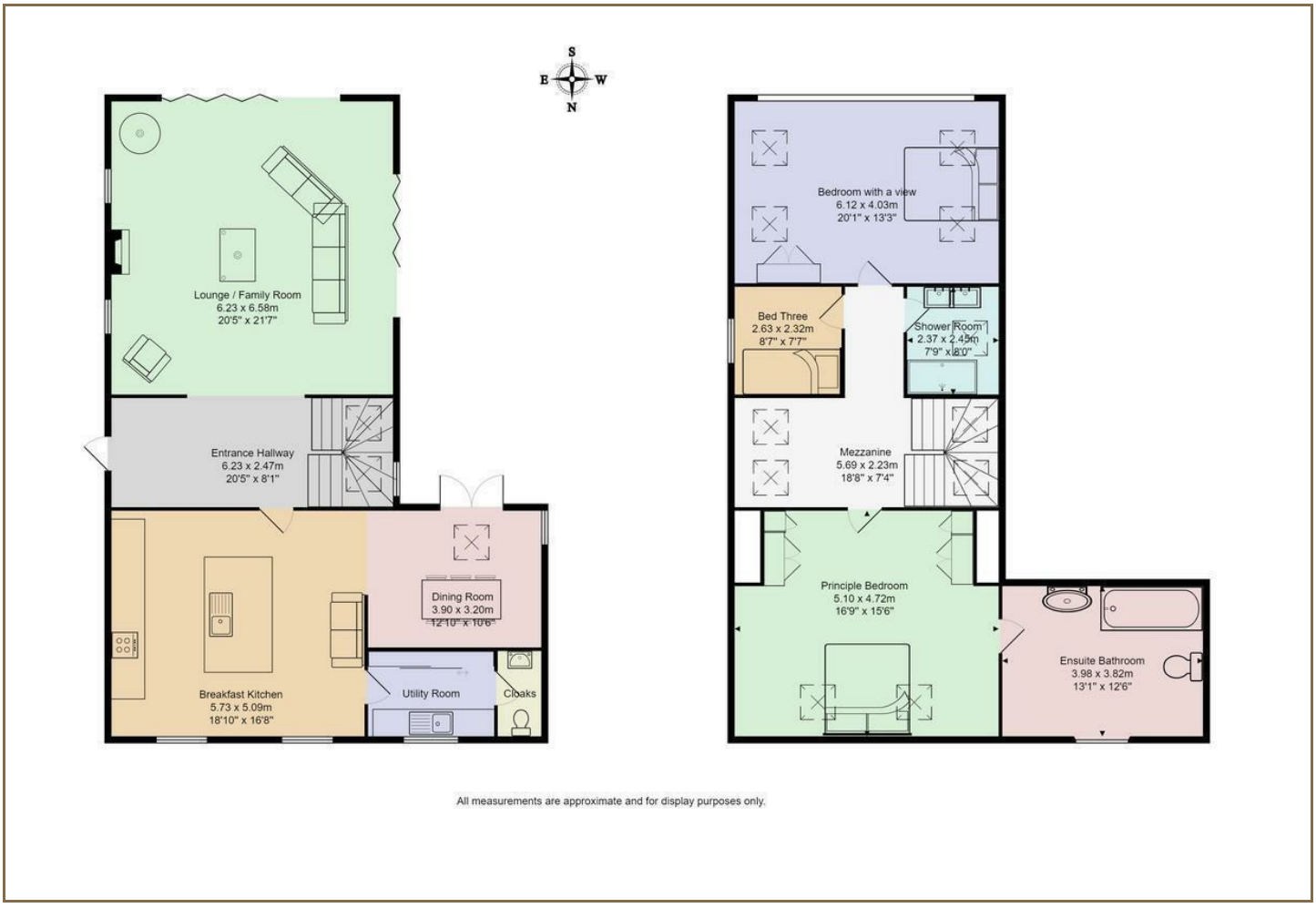
Hybrid Map



Terrain Map



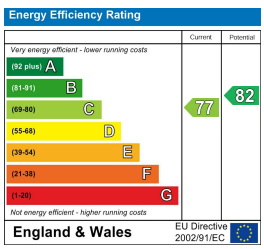
Floor Plan

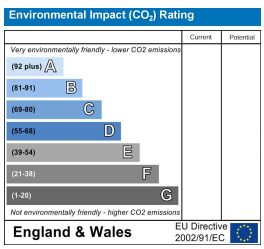


Viewing

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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