



34 Church Street, Horsley, DE21 5BR

Offers Over £325,000



Situated within the heart of the delightful village of Horsley, this is traditional three bedroom semi-detached property with open plan kitchen diner, pleasant rear garden and driveway.



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Internally the spacious and well presented accommodation briefly comprises an entrance hall with staircase leading to the first floor, lounge and large dining kitchen with integrated appliances and log burning stove with French doors to the rear. To the first floor are three bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a generous lawned garden to the rear overlooked by a patio area and to the front there is car standing for one vehicle.

Horsley is a highly desirable village, situated a short distance from both Derby and Belper and offers delightful walks and superb village setting.

The market town of Belper a short distance away offers a wide range of shopping facilities and the vibrant city centre of Derby is within easy commuting distance with its range of bars, restaurants and the Derbion shopping centre. The property is perfectly located for ease of access to the A38 and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through secure front door into:

ENTRANCE HALL

With staircase leading to the first floor and useful understairs storage cupboard.

LOUNGE

12'2" x 10'11" (3.71m x 3.33m)

With double glazed window to the front elevation, radiator and log burning stove set upon a hearth.

DINING KITCHEN

16'5" x 11'10" (5.00m x 3.61m)

The modern dining kitchen is the focal point of the property and has a range of quality work surfaces/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and extractor over. A sink unit is located beneath a double glazed window overlooking the rear elevation and there is an integrated dishwasher, space for a freestanding fridge freezer, inset ceiling spot lights, double glazed French doors leading to the rear, log burning stove set upon a decorative hearth and ample space for a dining table.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

11'5" x 11'5" (3.48m x 3.48m)

With double glazed window to the rear elevation and radiator.

BEDROOM TWO

11'1" x 11'4" (3.38m x 3.45m)

With double glazed window to the front elevation, radiator and wardrobe.

BEDROOM THREE

7' x 6' (2.13m x 1.83m)

Plus small lobby.

With double glazed window and radiator.

BATHROOM

6'6" x 6'11" (1.98m x 2.11m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complimentary tiling, frosted double glazed window and radiator.

OUTSIDE

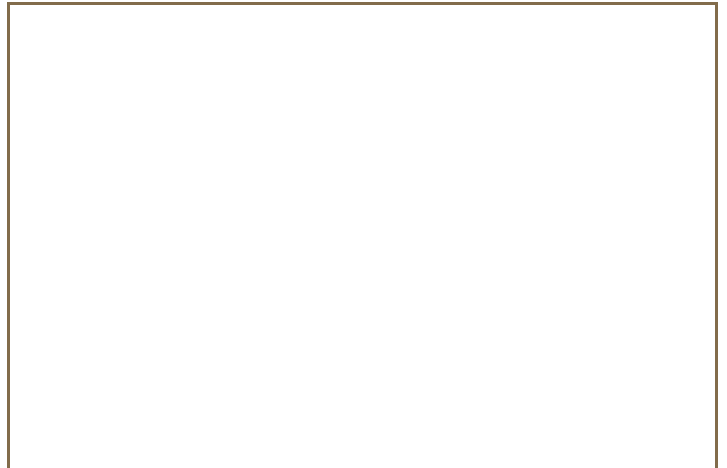
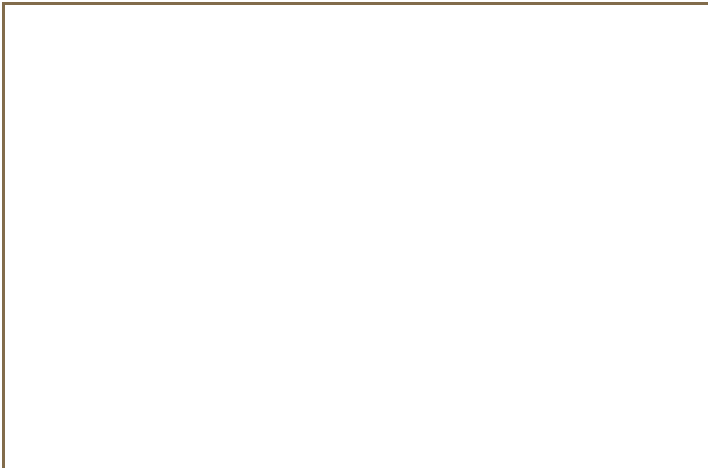
Outside the property benefits from a generous lawned garden to the rear which is overlooked by a patio area.

To the front there is a small garden area and car standing for one vehicle.

Please Note

The property is currently tenanted, marketing photographs were taken prior to occupation. Notice to end the tenancy will be discussed once a sale is agreed, this could take up to four months. If timescales are important

please discuss this further with our office prior to viewing.



Road Map



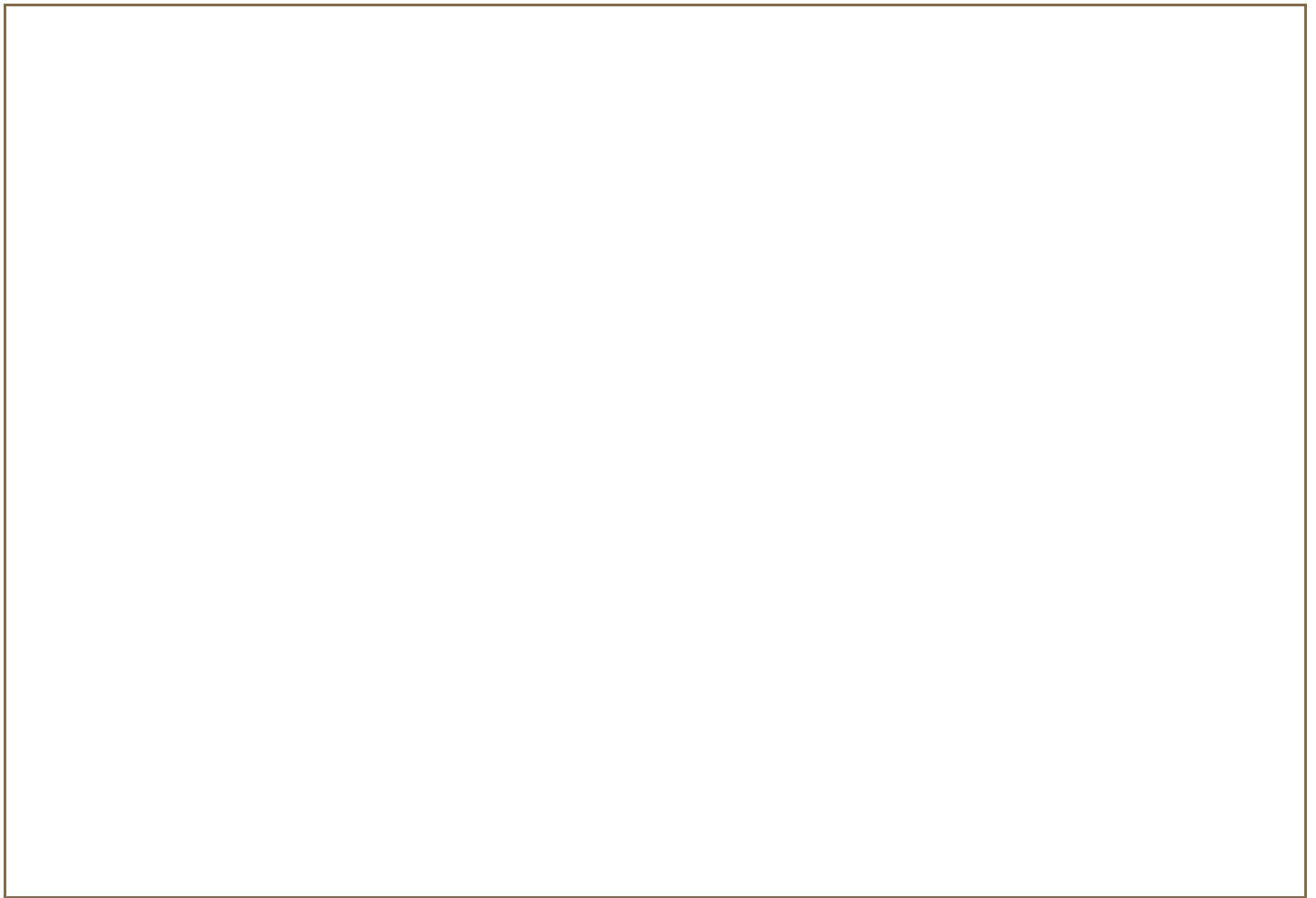
Hybrid Map



Terrain Map



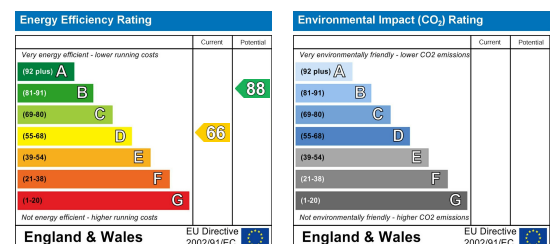
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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