

# Fletcher & Company

27 Church Lane, Horsley Woodhouse, Ilkeston, DE7  
6BB

Offers Around £399,950  
Freehold



- Superbly Presented Throughout
- Village Location
- Lounge with Feature Fireplace
- Extended Dining Room
- High Specification Fitted Kitchen with Pantry
- Snug/Playroom, Utility Cupboard & Fitted Guest Cloakroom
- Three First Floor Bedrooms & Two Bathrooms
- Extensive Driveway to Front
- Fabulous Private Landscaped Rear Garden
- Viewing Essential







## Summary

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This is a stunning, extended, three bedroom, semi detached residence occupying a fabulous location in the popular village of Horsley Woodhouse. The property is immaculately presented throughout and requires a full internal inspection to fully appreciate the quality of the accommodation on offer.

The property is double glazed and gas central heated and comprises entrance hall with porch, living room with feature fireplace incorporating open fire grate and open access to high specification fitted breakfast kitchen with extended dining room off, useful pantry, snug/playroom and utility cupboard with fitted guest cloakroom. The first floor accommodation comprises principle bedroom with en-suite shower room, two further bedrooms and a bathroom.

To the front of the property is an extensive driveway providing ample off-road parking with mature garden and trees. To the rear of the property is a fabulous, landscaped garden featuring a terrace/patio which gives way to a gently sloping lawn with mature borders, mixed hedging and a high degree of privacy.

# F&C

## The Location

Horsley Woodhouse is a popular village with primary school, church, village hall, shop, pub and easy access to the neighbouring towns of Ripley, Heanor and Belper. Easy access is also provided to Derby City centre.

## Accommodation

### Ground Floor

#### Porch

6'7" x 4'1" (2.02 x 1.25)

A panelled and glazed entrance door provides access to porch with useful storage/seating, wood panelled walls, underfloor heating and double glazed windows to either side elevation. There is a panelled and glazed door leading to the lounge.





## Lounge

15'5" x 12'10" (4.72 x 3.93)

A beautiful room with double glazed bow bay window to the front offering stunning views over the fore-garden and open fields beyond. Featuring a fireplace with decorative wooden surround, raised granite hearth and cast iron fire grate, central heating radiator and staircase to first floor.





## Stylish Breakfast Kitchen

15'5" x 13'10" (4.70 x 4.24)

Comprising oak worktops extending to breakfast bar with tiled surrounds, inset gas hob with extractor hood over and two built-in ovens beneath, inset sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards with lighting, central heating radiator, integrated fridge freezer, useful built-in pantry with integrated freezer and wine chiller and open access to extended dining room.



### Extended Dining Room

13'4" x 9'4" (4.085 x 2.85)

A fabulous addition to the accommodation with feature high pitched roof incorporating two sealed unit double glazed Velux windows, recessed ceiling spotlighting, underfloor heating, double glazed bifold doors to garden, double glazed window to side, central heating radiator and feature shelving.





### **Snug/Playroom**

13'8" x 5'10" (4.18 x 1.78)

With central heating radiator, double glazed window to front with bespoke shutters and access to utility.



### **Utility**

Comprising useful storage and appliance space for washing machine.



### **Fitted Guest Cloakroom**

5'1" x 2'9" (1.56 x 0.85)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin, feature tiled surround, underfloor heating, feature lighting and double glazed window to rear.



### First Floor Landing

6'4" x 2'10" (1.95 x 0.88)

With doors leading to bedrooms.



### Principle Bedroom

12'11" x 10'9" (3.94 x 3.29)

Featuring a full range of fitted wardrobes, recessed ceiling spotlighting, central heating radiator, feature wood panelled wall, double glazed window to front with fabulous views and door to extremely stylish en-suite shower room.

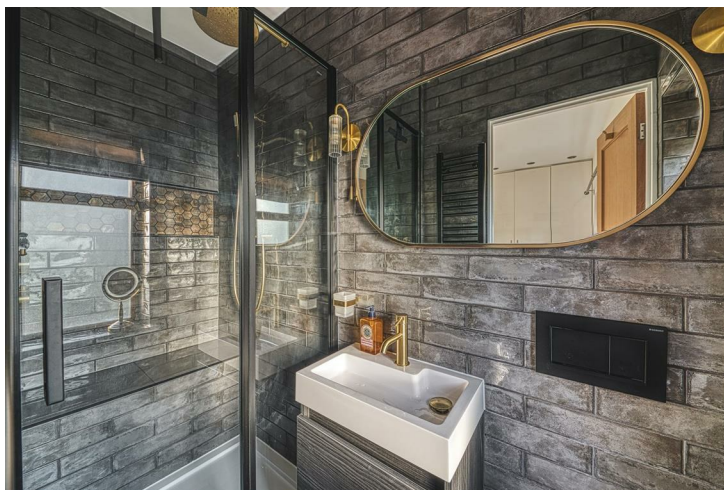




### En-Suite Shower Room

7'3" x 3'1" (2.23 x 0.95)

Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin, shower cubicle, chrome towel radiator, underfloor heating, feature lighting and double glazed window to front.



### Bedroom Two

11'8" x 7'1" (3.56 x 2.17)

With fitted wardrobes with sliding doors, central heating radiator, feature wood panelled wall and double glazed window to rear with bespoke shutters.



### Bedroom Three

10'9" x 5'5" (3.28 x 1.67)

Having a central heating radiator and double glazed window to front with views.



### Superbly Appointed Bathroom

9'8" x 5'9" (2.97 x 1.77)

Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin, panelled bath, separate open shower/wet room, chrome towel radiator, recessed ceiling spotlighting, underfloor heating, feature lighting and double glazed window to rear.

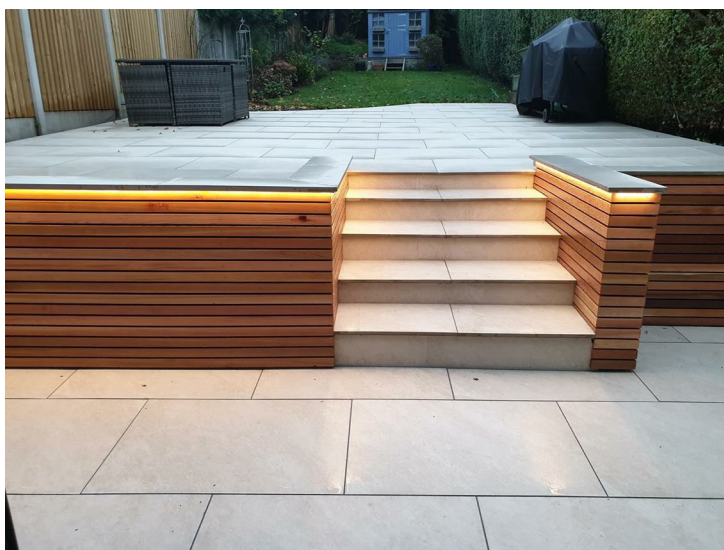




## Outside

The property is set well back from Church Lane behind an extensive, block paved driveway providing ample off-road parking with mature garden, shrubs and hedging.

To the rear of the property is a fabulous terrace/patio area ideal for outdoor dining. This gives way to a lawn with herbaceous borders, mature hedging and trees offering a high degree of privacy.

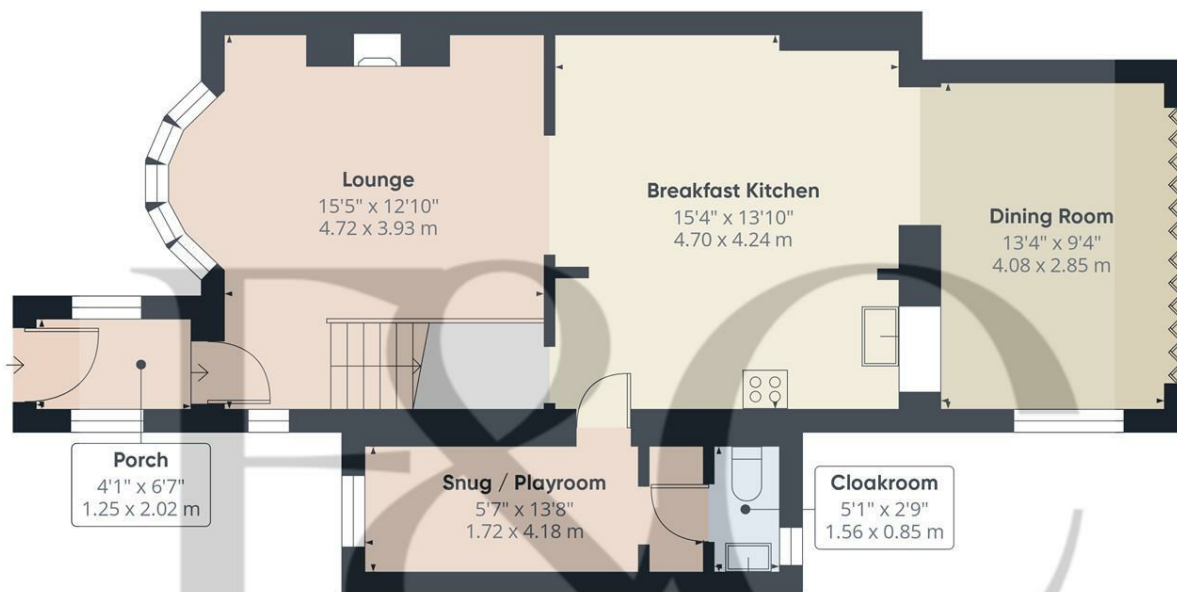


**Council Tax Band B**









Floor 0

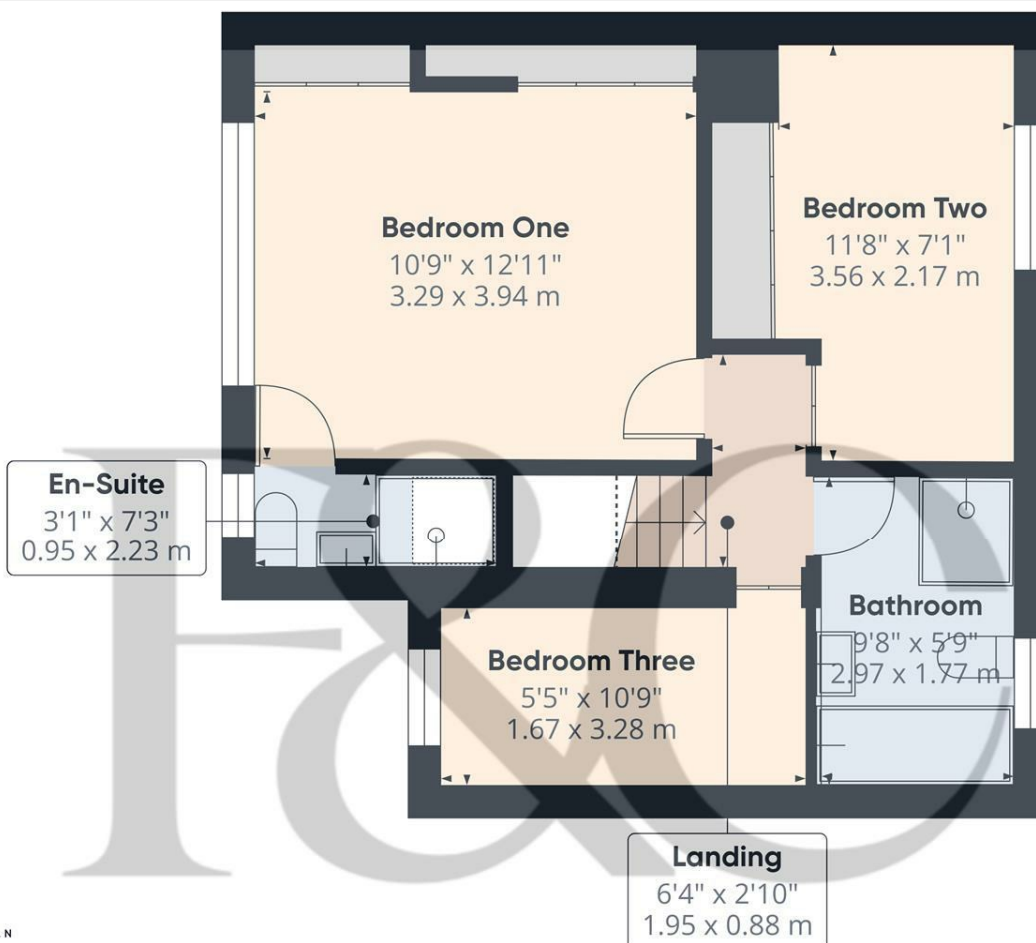
Approximate total area<sup>(1)</sup>

673 ft<sup>2</sup>  
62.5 m<sup>2</sup>

(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 1

Approximate total area<sup>(1)</sup>

399 ft<sup>2</sup>  
37.1 m<sup>2</sup>

(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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Council Tax Band: B  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	