



## 4 Bed House - Detached

37a Church Street, Horsley Village, Derby DE21 5BQ

Offers Around £425,000 Freehold



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- Highly Appealing South Facing Family Home - 1, 636 sq. ft
- Located in the Heart of Horsley Village - Enjoying Pleasant Views to Front & Rear
- Lounge & Dining Room
- Fitted Kitchen/Diner & Utility Room
- Four/Five Bedrooms ( Bedroom Five/Study )
- Fitted Family Bathroom & Fitted Family Shower Room
- Front & Rear Gardens with Indian Stone Patios & Timber Garden Shed
- Large Driveway & Integral Garage with Electric Door
- Well Maintained Throughout - Spacious Accommodation
- No Chain Involved - Viewing Essential

NO CHAIN - Nestled in the charming village of Horsley, this four/five bedroom detached house offers an exceptional opportunity for family living.

The absence of a chain means you can move in without delay, making this an even more attractive prospect for potential buyers.

Horsley Village is known for its community spirit and picturesque surroundings, making it a sought-after area for families.

#### The Location

Horsley Village is a very sought after village, situated approximately 7 miles from Derby and 4 miles from Belper. The village includes a reputable primary school, public house, historic church and recreational ground. The noted Horsley Lodge Country Club & Golf Course is situated one mile away. Morley Hayes and Breadsall Priory Country Clubs are three miles away. For those who enjoy outdoor pursuits the nearby open countryside, provide some delightful scenery and walks. Excellent transport links are close by with fast access on to the A38 leading to the M1 motorway (Junction 28).

#### Accommodation

##### Storm Porch

With stone archways and half glazed entrance door with stained glass and leaded finish opening into entrance hall.

##### Entrance Hall

11'2" x 3'8" (3.41 x 1.14)

With radiator, coving to ceiling, fitted wall lights, integral door giving access to garage and split-level staircase.

## Lounge

16'6" x 11'5" (5.03 x 3.48)

With feature fireplace with inset living flame gas fire and raised hearth, radiator, double glazed arched window to side and double glazed sliding patio doors opening onto private rear garden.



## Dining Room

12'10" x 9'1" (3.92 x 2.77)

With coving to ceiling, radiator, internal French glazed doors, double glazed French doors opening onto stone patio and private rear garden.



## Kitchen/Diner

12'11" x 10'9" (3.94 x 3.30)

With one and a half inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, wine rack, built-in Siemens five ring stainless steel gas hob with Siemens stainless steel extractor hood over, built-in Siemens combination microwave oven, built-in Siemens electric fan assisted oven, integrated Siemens fridge/freezer, integrated Siemens dishwasher, tile flooring, radiator, spotlights to ceiling, concealed worktop lights, double glazed windows with leaded finish, pleasant aspect to front, internal panelled door and open archway leading to utility.



### Utility Room

10'8" x 4'10" (3.27 x 1.48)

With fitted worktop with fitted base cupboards, plumbing for automatic washing machine, space for tumble dryer, wall mounted central heating boiler, tile flooring, radiator, spotlights to ceiling, half glazed side access door with stained glass and leaded finish and built-in storage cupboard with shelving.

### Shower Room

10'6" x 4'8" (3.21 x 1.43)

With separate shower cubicle with chrome shower, pedestal wash handbasin, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, heated chrome towel/radiator, obscure double glazed window and internal panelled door.



### First Floor Landing

9'8" x 5'2" (2.97 x 1.59)

With attractive split-level staircase, radiator and access to roof space.

### Double Bedroom One

14'10" x 11'1" (4.54 x 3.39)

With a comprehensive range of fitted bedroom furniture including wardrobes, drawers, dressing table and bedside cabinets, coving to ceiling, radiator, double glazed leaded window, pleasant far-reaching views to front and internal panelled door.



### Double Bedroom Two

11'0" x 10'7" (3.37 x 3.23)

With built-in double wardrobes with sliding doors, coving to ceiling, radiator, double glazed leaded window, pleasant far-reaching views to front and internal panelled door.



### Double Bedroom Three

12'10" x 8'0" (3.93 x 2.46)

With built-in double wardrobe with mirror fronts, radiator, double glazed window to rear and internal panelled door.



### Double Bedroom Four

10'10" x 9'0" (3.32 x 2.76)

With two built-in double wardrobes with chrome handles, radiator, double glazed window to rear and internal panelled door.



### Fitted Study/Bedroom Five

9'7" x 8'0" (2.94 x 2.44)

A comprehensive fitted study providing storage with base cupboards, shelving, worktops, wood effect flooring, radiator, double glazed window to rear and internal panelled door.



## Family Bathroom

10'7" x 8'0" (3.23 x 2.46)

With corner bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, double walk-in shower cubicle with chrome shower, fully tiled walls, tile flooring, fitted wall mirror with glass shelving, spotlights to ceiling, extractor fan, display alcove with light and glass shelving, featured curved chrome towel rail/radiator, built-in cupboard housing the hot water cylinder, double glazed obscure window and internal panelled door.



## Front Garden

The property is set well back from the attractive, tree lined road behind a deep, grass verge and a lawned fore-garden with neatly kept privet hedges and attractive south facing Indian stone sun patio providing a pleasant sitting out entertaining space.



## Side Access

To the side of the property is a paved pathway leading to the private rear garden.

### Rear Garden

To the rear of the property is a private, manageable, enclosed, rear garden laid to lawn with brick wall and Indian stone circular sun patio providing a lovely sitting out area. Garden timber store included in the sale.



### Driveway

A tarmac driveway provides car standing spaces for three/four cars.

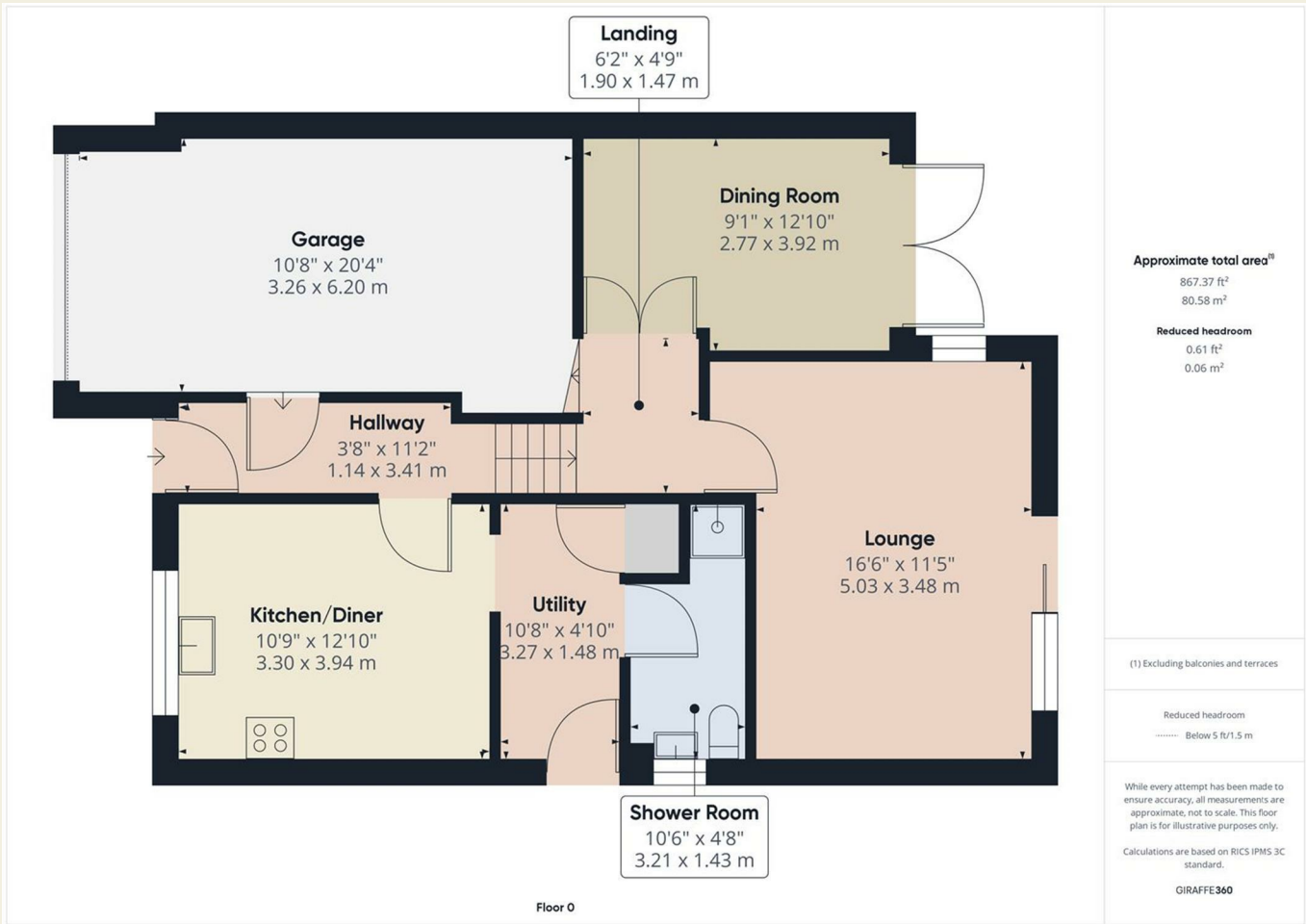


### Integral Garage

20'4" x 10'8" (6.20 x 3.26)

With concrete floor, power, lighting, cold water tap, integral door giving access to property, fitted work bench and electric front door.

Council Tax Band F



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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