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Church Street
Horsley Derby



Property Description

Hall and Benson are pleased to market this extended four bedroom family home in the sought after location of Horsley. Church street is positioned extremely well in the village in close proximity to; schools , parks , local shops and easy access to major road links such as the A38. In brief the property comprises of; an entrance hallway, lounge , study, dining room, fully fitted kitchen and utility room. To the first floor there are three double bedrooms and a family bathroom. To the second floor there is the primary bedroom and en-suite. Outside the property to the front there is ample off road parking with side access to the rear. To the rear there is a fully enclosed garden with patio area and lawn with a gate leading to the field at the back. This property needs to be viewed to truly appreciate what it has to offer.

Entrance Hall

Accessed from the front composite door gives access to all areas of the ground floor including the downstairs W/C, which includes a low level W/C, wash , hand basin and frosted UPVC window to the rear. The main hallway additionally benefits from a wall mounted radiator and laminate flooring.

Lounge

Situated to the right hand elevation , this open lounge has UPVC double glazed windows to the right side with radiator below, log burner against the back wall, french doors into the dining room to the left side with small radiator against the adjoining wall and laid with laminate flooring.

Study

Situated to the front left hand elevation and accessed off of the utility room, previously being the garage and now utilised as the home office/gym with built in storage cupboard, window to the front elevation , radiator and laminate flooring.

Dining Room

Situated to the rear elevation this extension is currently used as the dining room with french doors into the garden , open plan feel to the kitchen , large UPVC double glazed window to the rear and french door leading into the lounge as well as laminate flooring and radiator.

Kitchen

The fitted modern kitchen is situated to the rear of the property and comprises of; a variety of wall and base units with granite counter tops over, sink and drainer unit , double oven , fitted fridge/freezer and window over looking the garden. There is also an island with base units on one side , granite work top with induction hobs as well as downward extractor fan and additionally utilises as a breakfast bar.

Utility Room

Accessed off of the hallway to the left hand side, the utility room has a double glazed UPVC window, black sink and drainer unit , base units with wooden counter tops over and stylish splashbacks as well as plumbing for washing machine and tumble dryer.

First Floor Landing

With carpet flooring and giving access to all rooms on the first floor and stairs leading to the primary room.

Bedroom Two

Positioned to the front elevation, this double bedroom has a built in wardrobe , carpet flooring , UPVC double glazed window to the front elevation and radiator below.

Bedroom Three

Positioned to the front elevation, this double bedroom has a built in wardrobe , carpet flooring , UPVC double glazed window to the front elevation and radiator below.

Bedroom Four

Positioned to the rear elevation, this double bedroom has a built in wardrobe , carpet flooring , UPVC double glazed window to the front elevation and radiator below.

Family Bathroom

The modern family bathroom suite comprises of; low level W/C, sink with mixer tap over , bath with mains shower over and shower screen , laminate flooring and double glazed UPVC window to the rear elevation.

Second Floor Landing

Giving access to the primary bedroom , en-suite as well as storage to the top of the landing and is laid to carpet flooring.

Bedroom One

This double bedroom is positioned in the loft conversion with dormer extension , is laid to carpet flooring , large UPVC double glazed window with country views and radiator below.

Ensuite

The three piece en-suite comprises of a shower cubicle , low level W/C and sink with mixer tap over and laid to vinyl flooring and a stainless steel towel radiator.

Outside

Front

To the front the property stands proudly behind the large ample driveway with flower beds to the side , electric car charging point and side gate leading to the side and rear of the property.

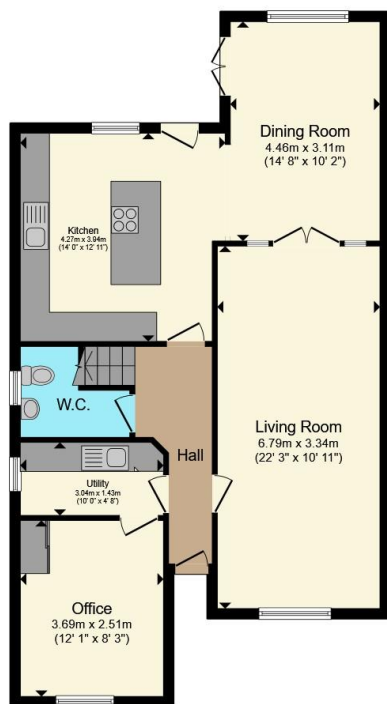
Rear

The fully enclosed rear garden benefits from both lawn and a patio area with secure fencing all around the borders, outside tap, rear gate leading to the field and side gate leading to the front.

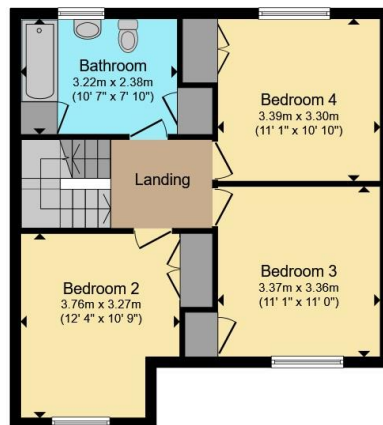




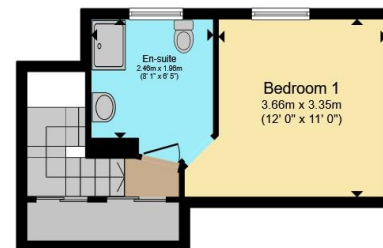




Ground Floor



First Floor



Second Floor

Total floor area 166.3 m² (1,790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: Awaited
 Council Tax Band: D

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Tenure: Freehold



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