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## 6 The Dovecote

Horsley, Derby, DE21 5BS

Offers In The Region Of £295,000



Situated in a cul de sac location within the historical village of Horsley, Derbyshire is this attractive three/four bedroomed sympathetically extended semi detached residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage family home. Having ample off road parking and single garage with gardens to the front and rear. The property has the benefit of sealed unit PVCu double glazing and gas central heating. The accommodation comprising in brief of entrance hall, lounge through diner with feature fireplace, modern fitted kitchen, rear porch, formal dining room/bedroom four and shower room having a three piece suite. To the first floor landing three very well proportioned bedrooms and a family bathroom having a three suite. Viewing highly recommended. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

Having a storm porch vestibule the property is entered via a PVCu door having glazed insert, PVCu double glazed window to the side elevation, useful under stairs storage, two wall lights, central heating radiator and stairs off to the first floor landing.

### Fitted Kitchen

12'8" x 9'3" reducing 4'4" (3.88m x 2.84m reducing 1.34m )

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome Swan neck mixer tap. Complimentary splash back tiling, PVCu double glazed window to the side elevation, ceramic wood grain effect flooring and ceiling lighting. Having an integrated electric fan assisted oven, gas four ring hob, kick plate heater, useful pantry having a PVCu double glazed window to the side elevation. Space and plumbing for an automatic washing machine and space for a free standing fridge freezer. Cupboard housing the Vaillant gas combination boiler which services the domestic hot water and central heating system.

### Lounge Dining Room

22'4" x 13'0" reducing 10'2" (6.82m x 3.97m reducing 3.10m )

Being of generous proportions and having a PVCu double glazed window to the front elevation, two central heating radiators, wall lights and two ceiling lights. The focal point of the room is an electric fire set on a raised marble aggregate hearth with matching back drop and surround. Television point.

### Formal Dining Room/Bedroom Four

10'10" x 9'11" (3.31m x 3.03m )

This versatile room has a useful walk in storage cupboard, central heating radiator, PVCu double glazed window to the rear elevation and ceiling light.

### Shower Room

7'0" x 5'4" (2.14m x 1.64m )

Having a three piece suite comprising of a close couple WC, wall mounted hand wash basin and a walk in shower having a thermostatically controlled shower unit. PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

### Rear Porch

6'3" x 3'1" (1.91m x 0.95m )

Having a PVCu door to the side aspect with opaque glazed inserts, PVCu double glazed window to the rear elevation, ceramic tiled flooring and base cupboards with wood block work surface over.

### To the first floor landing

Having a PVCu double glazed window to the side elevation and wall light. Access to the loft void.

### Bedroom One

11'3" x 9'4" (3.43m x 2.86m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, ceiling light and fitted wardrobes and drawers.

### Bedroom Two

12'5" x 10'2" max reducing 7'7" (3.81m x 3.11m max reducing 2.33m )

Having a PVCu double glazed window to the front elevation, central heating radiator, ceiling light and fitted wardrobe.

### Bedroom Three

9'5" x 9'3" reducing 8'2" (2.88m x 2.84m reducing 2.49m )

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light. Fitted wardrobe.

### Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side. PVCu double glazed opaque window to the front elevation, complimentary part tiled walls, central heating radiator and ceiling light.

### Outside

The property is set back from the road by a generous fore garden laid mainly to lawn having established and well stocked borders. With driveway providing ample off road parking having gates to the rear garden and garage.

To the rear a further lawn, driveway, single garage and green house.

### Area

The property is situated in the desirable Village of Horsley with a Village Green, Church and Primary

School, being situated approximately seven miles north-east of Derby city centre within easy access of Derby, Nottingham and the M1 motorway. Also within minutes driving distance is the A38, which provides easy access to the north and south of the region, and with excellent leisure facilities close-by to include Horsley Lodge and Morley Hayes Golf Clubs. Further amenities are available in the nearby Towns of Belper and Duffield.

### Directional Note

Leave Belper along Kilbourne Road, which becomes Kilburn Lane, proceed straight over at the traffic lights onto Bywell Lane, continue onto Church Street on the bend take the right hand turn onto Horsley Road. Eventually reaching the village turn left at the village school onto The Dovecote where number 6 can be found on the right hand side of the road clearly identified by our distinctive Home2sell 'For Sale' board.



## Road Map



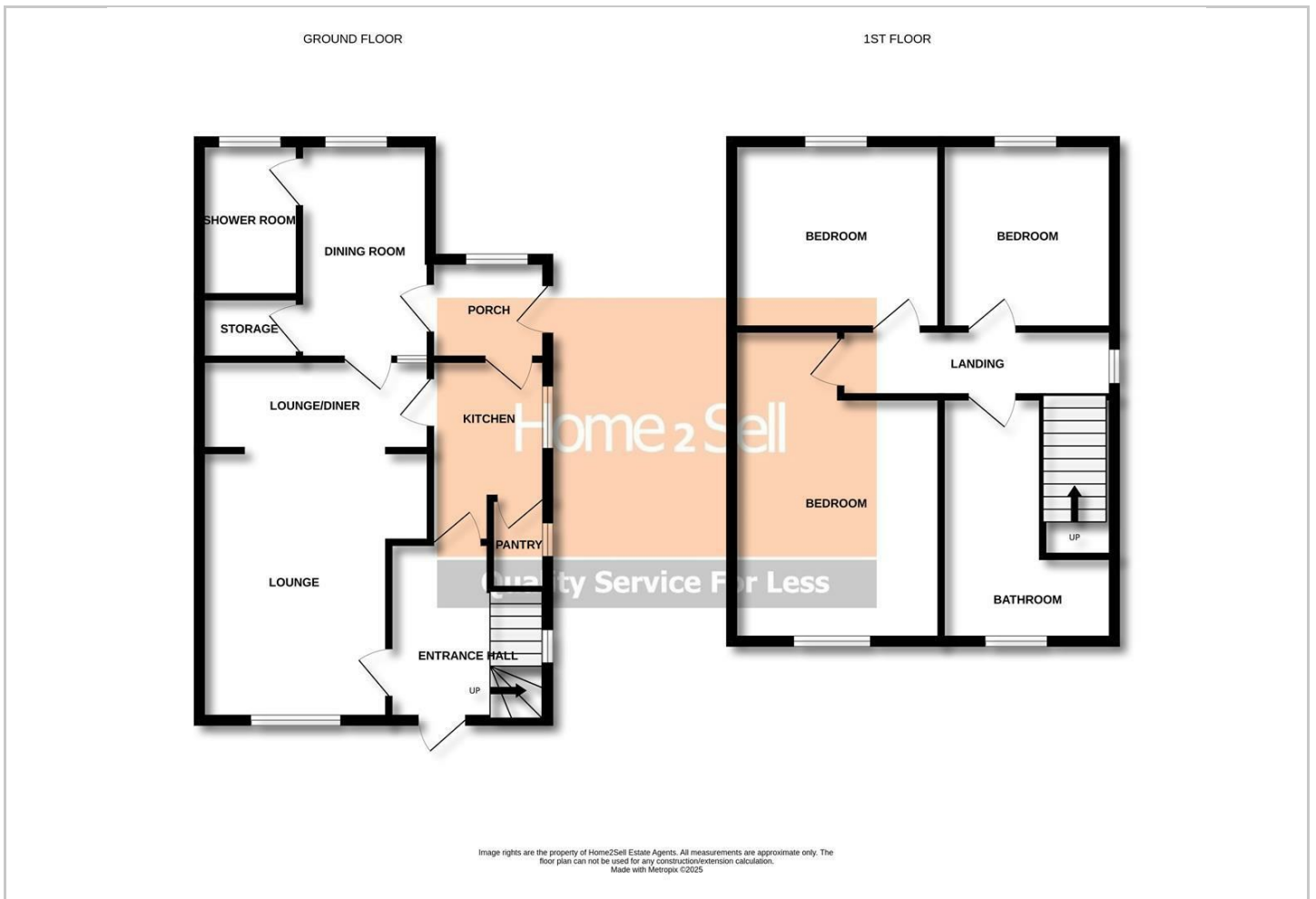
## Hybrid Map



## Terrain Map



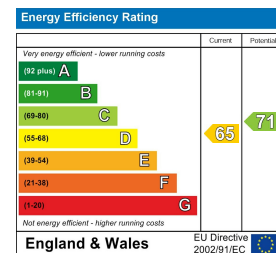
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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