



## 9 Hemington Court, Derby, DE74 2PT

**£255,000**

\*NO AGE RESTRICTION APPLIES FOR THE PROPERTY\*

Potential to be offered with no upward chain!

Nestled in the heart of the picturesque village of Hemington, this enchanting two-bedroom cottage offers the perfect blend of timeless character, modern comfort, and exceptional surroundings. Set within a beautifully maintained private complex known for its peaceful atmosphere and strong sense of community, this particular home enjoys a unique advantage, it is not restricted to over-55s ownership, making it a rare opportunity for buyers of any age to enjoy this special setting.

From the moment you arrive, the charm is undeniable. Inside, spacious reception rooms provide warm, versatile living spaces ideal for cosy evenings, entertaining friends, or simply relaxing in tranquil surroundings. Thoughtfully designed for modern convenience, the cottage benefits from washroom facilities on both floors, while its spacious yet intimate layout creates a wonderful sense of comfort and homeliness.

One of the property's most special features is its connection to the beautifully kept garden. The garden is owned by and appears on the title for this property but is kept for the enjoyment and use of the neighbouring

### Front Aspect

Enter Hemington Court via the archway into a well-kept courtyard with attractive garden as the central focal point. The cottage is positioned to the right-hand side, enjoying a pleasant setting within this private development.

To the front of the property is a private outdoor seating area, a beautiful jasmine plant blooms beside it which is delicately adorned with lights, creating the perfect spot to relax and unwind during the warmer months and for al fresco dining.

The property also benefits from owning two private parking spaces upon the title, located just a few steps from the cottage.

### Entrance Hall 3'10 x 3'0 (1.17m x 0.91m)

Enter via a painted wooden door into the entrance hall, a practical space ideal for coats and shoes,

### Lounge 16'2 x 11'6 (4.93m x 3.51m)

A characterful and welcoming reception room with an impressive feature brick fireplace with wooden mantle beam and exposed ceiling beams. A double glazed bay window overlooks the attractive garden, filling the room with natural light. The space is finished with wood flooring, two central heating radiators and offers a useful under-stairs storage cupboard. Stairs rise to the first floor, with a door leading through to the inner hall.

### Inner Hall 6'8 x 4'8 (2.03m x 1.42m)

Providing access to the rear of the property via a wooden door, the inner hallway also leads to the ground floor washroom facilities, dining area and kitchen.

### Ground Floor Bathroom 9'3 x 5'8 (2.82m x 1.73m)

Fitted with tiled flooring and a double glazed window to the rear aspect, this bathroom comprises a bath with electric shower over, wash hand basin and WC. There is a central heating radiator and a wall-mounted, regularly maintained boiler.

### Dining Area 9'4 x 5'8 (2.84m x 1.73m)

A cosy dining space leading through to the cottage-style kitchen. The room features laminate flooring, a window to the rear aspect and a central heating radiator. The vendors have advised they are happy to include the dining table within the sale, should the purchaser wish to retain it.

### Kitchen 9'6 x 10'6 (2.90m x 3.20m)

A charming cottage-style kitchen featuring tiled

flooring and a window to the front aspect overlooking the gardens. There is a range of wooden wall, base and drawer units with complementary worktops, an inset sink with mixer tap and drainer, and tiled splashbacks. Character features include an exposed beamed ceiling and exposed brickwork to the walls and chimney breast, which houses the 'Stove' cooker with gas hob and extractor above. There is space and plumbing for a washing machine, along with space for a fridge and freezer.

### First Floor Landing 16'1 x 3'4 (4.90m x 1.02m)

Carpeted and filled with natural light from double glazed windows overlooking the rear aspect, the landing provides access to both double bedrooms and the shower room.

### Master Bedroom 13'5 x 13'9 (4.09m x 4.19m)

A spacious double room with a double glazed window to the front aspect overlooking the garden. The room features wooden flooring, a central heating radiator, and ample storage with built-in wardrobes. Bedroom furniture, including bedside cabinets, a dressing table, and drawers, is included in the sale. There is also access to loft storage, which houses the water tank.

### Bedroom Two 9'7 x 9'7 (2.92m x 2.92m)

A second comfortable double room with a double glazed window to the front aspect overlooking the garden. The room is carpeted, features a central heating radiator, and has loft access via a hatch.

### Shower Room 6'1 x 6'11 (1.85m x 2.11m)

Fitted with wooden flooring and a double glazed window to the rear aspect, this shower room comprises a fully tiled shower cubicle, hand basin with storage unit, WC, and bidet. A central heating radiator completes the space.

### Outside

The garden ownership is included with the property title and is maintained by the current owner, friends and neighbours of the complex are also able to use the space for their enjoyment. South-east facing, they enjoy excellent sunlight throughout the day in the warmer months. The gardens feature lawns, established shrubs, flowers, and trees, along with a private shed belonging to the property. Refuse bin storage for the complex is discreetly positioned, and the courtyard provides two parking spaces which are owned and feature on the title for the cottage.

### Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as

statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

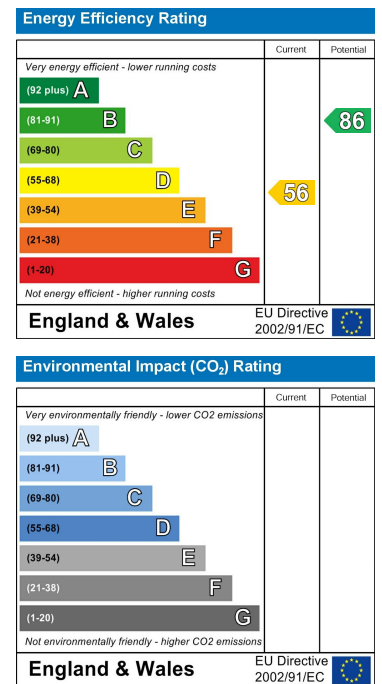
## Floor Plan



## Area Map



## Energy Efficiency Graph



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