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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Smithy Cottage, Brick Kiln Lane, Morley smithy, Ilkeston, Derbyshire ,
DE7 6DF
Offers Over £299,999**



FEATURES:

- STUNNING COTTAGE
- TWO BEDROOMS
- LOG BURNER
- RURAL LOCATION
- FANTASTIC OPEN PLAN LIVING
- LARGE LOUNGE / KITCHEN / DINER
- GREAT ENTERTAINING SPACE
- ENCLOSED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- STUNNING SHOW HOME CONDITION

COUNCIL TAX BAND: C EPC RATING: B

Entrance Hallway

Stairs rising to the first floor, door to lounge.

Lounge

4.40 m x 3.00 m (14'5" x 9'10")
UPVC window to front, under floor heating, laminate flooring, feature fireplace with log burner, door to under stairs storage cupboard, opening into kitchen diner.

Under Stairs

Storage cupboard currently, but does have plumbing to make into a downstairs WC

Kitchen Diner

6.82 m x 5.13 m (22'5" x 16'10")
UPVC window and door to side aspect, bi fold doors to rear aspect, base and wall units with work top, island with cupboards, sink unit, part tiled walls, plumbing for washing machine, plumbing for dishwasher, integrated oven, hob and extractor above, fridge freezer, three velux windows, under floor heating.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

4.41 m x 3.01 m (14'6" x 9'11")
UPVC window to front, radiator, over stairs storage cupboard.

Bedroom Two

2.65 m x 2.54 m (8'8" x 8'4")
UPVC window to rear aspect, radiator.

Bathroom

UPVC window to side aspect, three piece suite comprising of shower cubicle, WC, pedestal hand wash basin, heated towel rail, tiled walls.

Outside

To the front of the property is ample off street parking, with side gated access.

To the rear of the property is a lawned garden, paved patio area, being enclosed via panelled fencing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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