FOR SALE





The Nook, Barrow-On-Trent

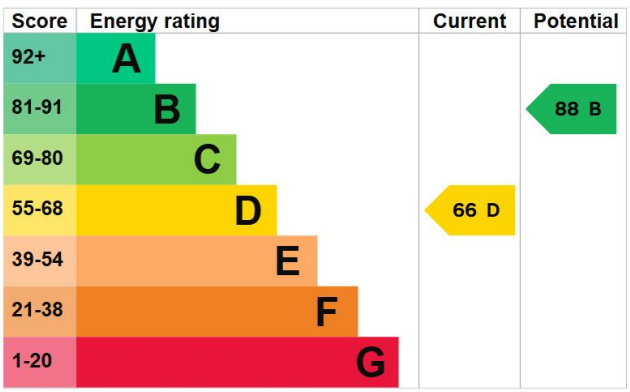
2 Bedrooms, 1 Bathroom, Cottage

£225,000

MARTIN&CO



- **Rare Opportunity**
- **Extended Two Bedroom Cottage**
- **No Upward Chain**
- **Refurbished and Modernised Throughout**
- **Refitted Shaker Kitchen/Diner**
- **Renewed UPVC Double Glazed Windows and Doors**



PROPERTY AND LOCATION A charming two-bedroom cottage situated in the sought-after village setting of Barrow-upon-Trent, offering an attractive combination of traditional character and comfortable modern living.

The property provides well-proportioned accommodation arranged over two floors, with a welcoming reception area, a fitted kitchen and comfortable living space on the ground floor. To the first floor are two bedrooms together with a family bathroom.

The cottage benefits from the character and appeal associated with a traditional village property, while its location provides a peaceful rural environment with attractive countryside surroundings. Externally, the property offers private outdoor space suitable for seating, entertaining or enjoying the surrounding village atmosphere.

Ideally positioned for access to Derby and the surrounding Derbyshire countryside, the property would make an appealing home for a first-time buyer, couple, downsizer or purchaser seeking a characterful rural retreat.

LOUNGE 15' 9" x 14' 0" (4.8m x 4.27m) The spacious lounge with an exposed brick fireplace with a multi-fuel stove takes centre stage, complemented by a traditional beamed ceiling.





KITCHEN/DINER 15' 9" x 12' 4" (4.8m x 3.76m) The recently refitted kitchen/diner boasts luxurious quartz worktops, a prestigious Rangemaster oven and integrated appliances, providing an inviting space to both entertain and dine.

LANDING Providing access to the bedrooms and bathroom.

BEDROOM ONE 12' 3" x 11' 6" (3.73m x 3.51m) A generously proportioned double bedroom with a window overlooking the rear elevation and useful storage cupboard/wardrobe space.

BEDROOM TWO 15' 9" x 8' 9" (4.8m x 2.67m) A well-proportioned double bedroom featuring two windows to the front elevation, providing plenty of natural light, together with useful storage cupboard/wardrobe space.

BATHROOM Fitted with a three-piece suite comprising a low-level W.C., wash hand basin, and bath with shower over.

OUTSIDE Enjoying the privacy of a courtyard garden, ideal for leisurely afternoons. The front garden which is south facing and lovingly maintained, features mature shrubs and trees along a paved walkway.







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