



2 Bed Cottage

6 Morley Almshouses Lane, Morley, Derbyshire DE7 6DL

Price £285,000 Freehold



2



2



1



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Semi-Detached Cottage
- Countryside Views
- Attractive Non-Through Road - Cul-de-Sac Location
- Lounge/Dining Room & Conservatory
- Fitted Kitchen & Utility/Cloakroom
- Two Bedrooms & Fitted Bathroom
- Private South Facing Garden
- Block Paved Driveway for Two/Three Cars
- Adjacent to Breadsall Priory Country Club & Golf Course
- No Chain Involved

NO CHAIN - A popular two bedroom semi-detached cottage with car parking and countryside views located adjacent to Breadsall Priory Country Club and Golf Course, situated in this lovely cul-de-sac location in Morley.

The Location

Morley Almshouses Lane is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Accommodation

Ground Floor

Lounge/Dining Room

21'8" x 10'10" (6.62 x 3.32)



Lounge Area

With exposed brick chimney breast incorporating stone fireplace surround with gas burning stove with raised quarry tiled hearth, beams to ceiling, radiator, countryside views to rear, open square archway leading to dining area, two double glazed windows and internal stripped latch door.



Dining Area

With exposed chimney breast with stone lintel, beams to ceiling, double glazed French doors opening into conservatory and open square archway into lounge area.



Conservatory

16'0" x 12'0" (4.88 x 3.66)

With power, lighting, brick base, double glazed windows, countryside views and double glazed French doors opening onto private rear garden.



Kitchen

15'5" x 5'10" (4.72 x 1.79)

With single sink with chrome mixer tap, wall and base fitted units with matching work tops, built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven, beams to ceiling, tiled effect flooring, double glazed window to front, double glazed front access door, split-level staircase leading to first floor, exposed brickwork, radiator, additional electric heater, integrated washing machine, integrated dishwasher and integrated fridge.



Utility/Cloakroom

9'5" x 4'7" (2.88 x 1.41)

With low level WC, radiator, tiled effect flooring, space for tumble dryer, space for freezer, double glazed obscure window and internal stripped door.

Understairs Storage

4'7" x 3'5" (1.42 x 1.06)

With stripped latch door.

First Floor Landing

6'7" x 5'8" (2.03 x 1.74)

With decorative beams, built-in cupboard housing the central heating boiler with stripped latch door and double glazed window to front.

Bedroom One

11'2" x 10'1" (3.42 x 3.09)

With fitted wardrobes and cupboards providing good storage, exposed brick chimney breast with inset stone lintel, decorative beams to ceiling, radiator, superb far-reaching views to rear, double glazed window and stripped latched door.



Bedroom Two

10'1" x 7'0" (3.09 x 2.14)

With built-in wardrobes providing good storage, decorative beams to wall and ceiling, radiator, superb far reaching views to rear, double glazed window and stripped latch door.



Bathroom

6'0" x 5'9" (1.84 x 1.76)

With bath with shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled effect flooring, heated towel rail/radiator, decorative beams to ceiling, wall mounted mirror medicine cabinet, double glazed obscure window with fitted blind and stripped latched door.



Roof Space

22'0" x 16'7" (6.72 x 5.07)

Bordered for storage, accessed via an aluminium loft ladder and light.

Front Garden

To the front of the property is a low maintenance, block paved patio.

Side Access

A secure gate with paving leads to the private rear garden.

Rear Garden

To the rear of the property is a manageable, private, south facing rear garden enjoying fine views to the rear. The garden has attractive paving and provides a pleasant sitting out entertaining space.



Timber Shed

9 x 9 (2.74m x 2.74m)

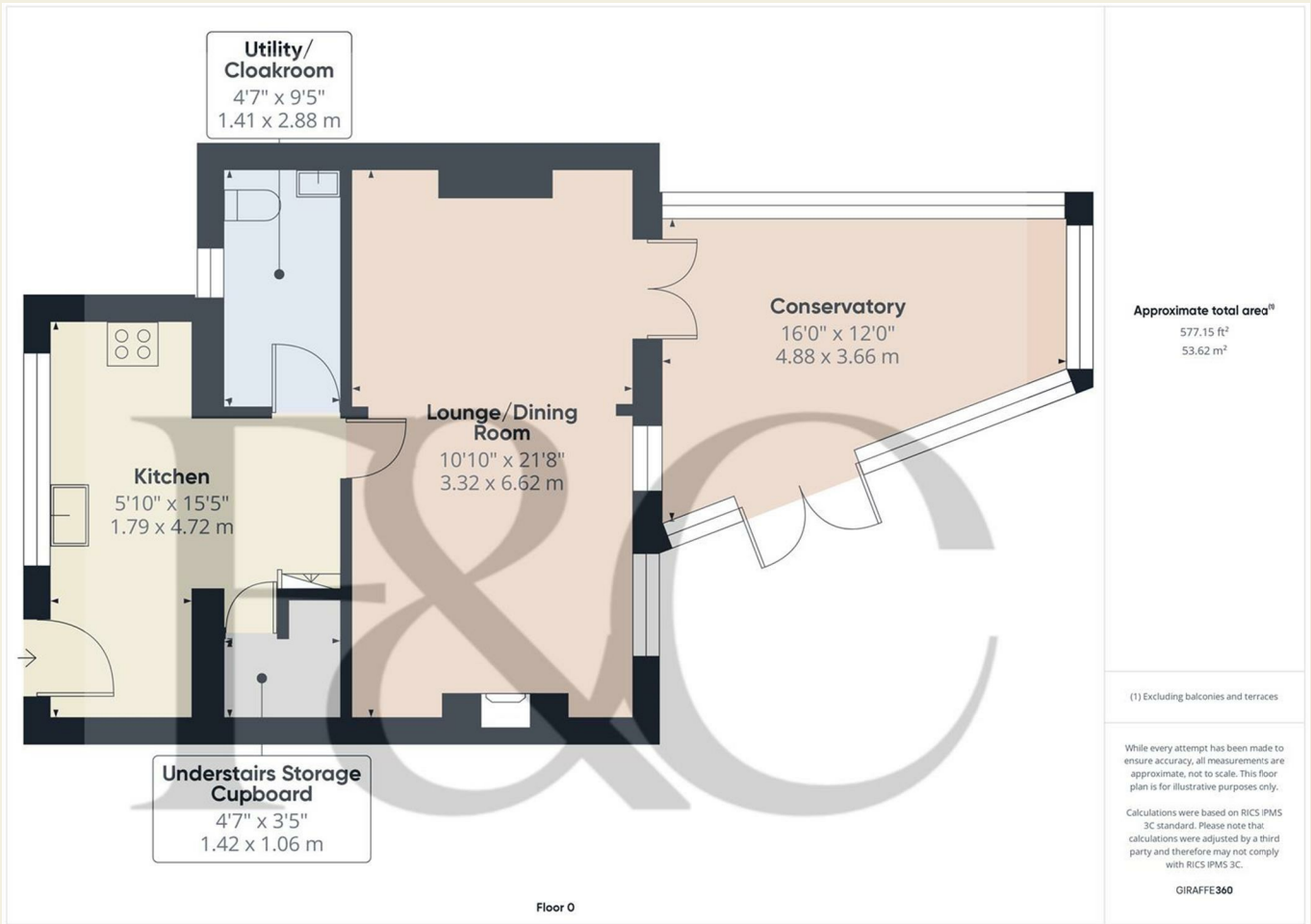
With power.

Driveway

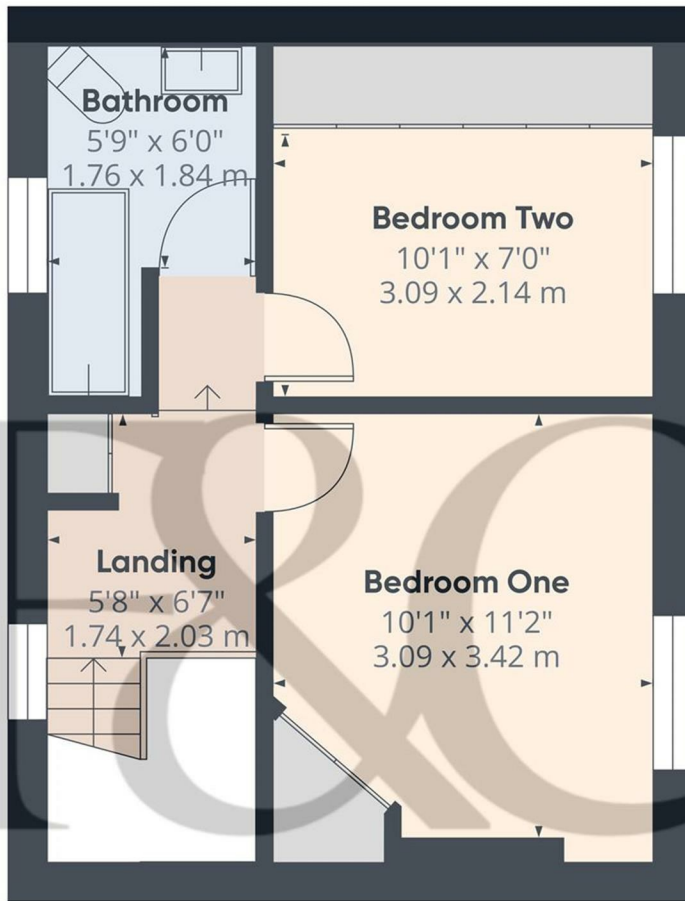
The property benefits from a double width block paved driveway providing car standing spaces for two/three cars.



Council Tax Band C



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1

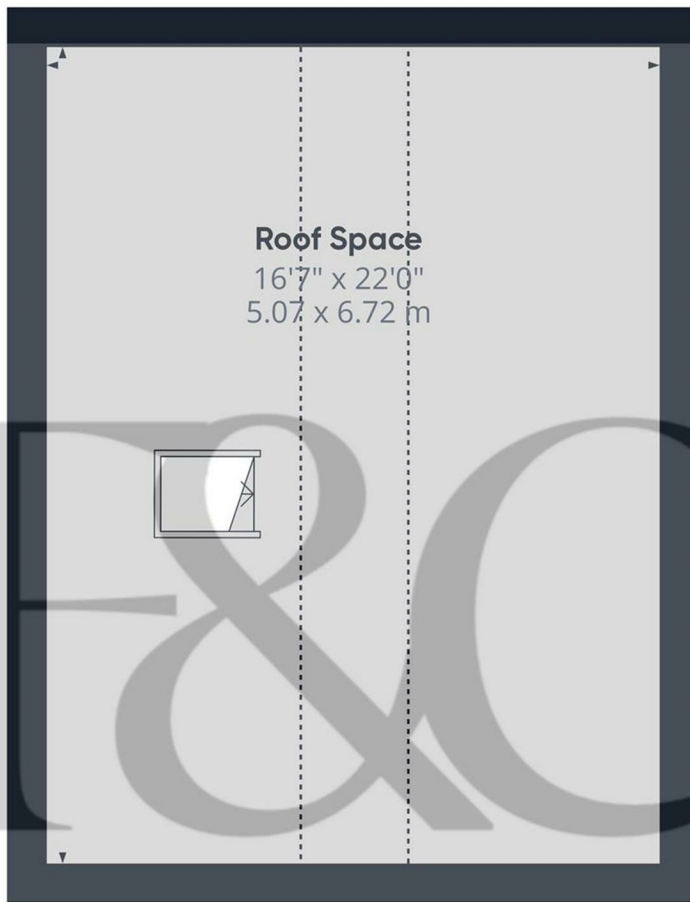
Approximate total area⁽¹⁾
 304.72 ft²
 28.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Roof Space
 16'7" x 22'0"
 5.07 x 6.72 m

Floor 2

Approximate total area⁽¹⁾

361.24 ft²
 33.56 m²

Reduced headroom

298.25 ft²
 27.71 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.