

Hollies Farm Drive

Horsley Woodhouse, Ilkeston, DE7 6JW

John German





A photograph of a bright, modern interior hallway. On the left, a staircase with beige carpeting and white balustrade leads upwards. The floor is made of light-colored wood. On the right, there is a white radiator, a small gold-colored side table with a lamp, and a gold-colored hanging shelf with a plant. At the end of the hallway is a white door with a glass panel. The walls are white, and there are framed pictures on the wall.

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£270,000

BEAUTIFULLY PRESENTED FOUR-BEDROOM TOWNHOUSE - This impressive turn-key family home is set in the highly sought-after village of Horsley Woodhouse, spacious, high-specification accommodation, principal en-suite, stylish bathrooms, far reaching views, enclosed rear garden and driveway parking for two.

Entrance to the property is via a spacious entrance hall with a lovely black and white patterned tile floor as you enter, leading onto practical wood effect laminate flooring. The hallway features great built-in storage including a cloaks cupboard by the door as well as an understairs storage cupboard. Stairs rise to the first floor and doors lead off to the ground floor living spaces.

The ground floor guest WC is fitted with a pedestal washbasin and a low flush WC.

At the end of the hallway is a generous utility room with double base sink units and roll edge worksurfaces, leaving spaces for a washing machine and tumble dryer. The sink is really useful when entertaining in the garden with a double glazed entrance door opening out onto the rear patio.

Bedroom four is also located on the ground floor. This double room is currently used as a second sitting room with French doors also opening out onto the patio.

On the first floor a central landing leads into the kitchen and main living room.

The kitchen is fitted with an extensive range of base and eye level units, melamine finished worksurfaces and matching upstands, tiled splashbacks, inset one and a half bowl stainless steel sink unit, integrated dishwasher, built-in oven with four ring gas hob and extractor hood over, leaving space for a free standing fridge freezer. The kitchen is open plan to a spacious dining area with room for occasional furniture and a large dining table with double windows overlooking the rear garden.

The living room is a lovely bright space with lots of natural light coming from a Juliette balcony window with views peeking through to beautiful rolling countryside.

The majority of the bedrooms are on the second floor starting with the master bedroom which features built in floor to ceiling wardrobes and an en-suite shower room fitted with an immaculate white suite comprising low flush WC, pedestal washbasin and a corner shower enclosure plus extensive tiling to splashback areas.

Bedroom two is also a double room with built-in wardrobes, while bedroom three is currently used as a dressing room. Both enjoy lovely far-reaching countryside views.

The main family bathroom completes the accommodation having been fitted with a three-piece suite in white comprising low flush WC, pedestal washbasin and a panelled bath with shower over. Extensive tiling to splashback areas and a chrome heated towel rail.

Outside to the front of the house is a block paved parking area with side-by-side parking and wrought iron railings along the boundaries and two lovely specimen trees.

The rear garden is fully enclosed with gated access at the rear. The garden has been mainly laid to lawn with a generous paved patio area adjacent to the rear of the house and a second gravelled seating area to the rear of the garden along with an herbaceous ornamental flower bed.

Situated in a quiet cul-de-sac location at the heart of the village. The sought-after village boasts excellent amenities including a primary school, coffee shop, real ale pub, convenience stores and easy access to major road links to Derby and Nottingham via A38 and A610. Being surrounded by countryside with playing fields, many local walks and close to three prestigious golf courses.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard	Parking: Drive	Electricity supply: Mains
Water supply: Mains	Sewerage: Mains	Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03092026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

101.3 m²

1092 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

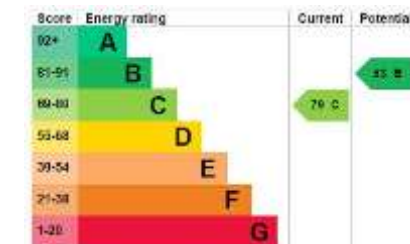
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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