

Sally Botham
ESTATES

1 BROOKSIDE COTTAGES

Lea Bridge, DE4 5AE

£250,000













A charming, semi-detached, stone-built, period cottage, situated within the village of Lea Bridge. The accommodation offers: two double bedrooms, family bathroom, good-sized dining-kitchen, and sitting room with a log-burning stove. There is a generous garden to the front of the property with an aluminium greenhouse, and an enclosed rear yard with a stone-built outhouse.

Lea Bridge is a delightful village surrounded by beautiful open countryside, with fine views and walk. The village is located between the nearby villages of Lea and Holloway, where there are local amenities including post office and general store, butchers, doctors, primary school, pub, and church. Lea Bridge is conveniently situated for the towns of Matlock, Alfreton, and Belper, and within easy commuting distance of Nottingham and Derby.

Entering the property via a hardwood entrance door with overdoor light and decorative leaded glazed panel, the door opens to:

SITTING ROOM
Having a front-aspect double-glazed window overlooking the gardens and with views to the wooded hills that surround the area. The room has light oak-effect laminate flooring, and a feature fireplace with a dressed stone surround and raised hearth, housing a multi-fuel stove. There is a central heating radiator with thermostatic valve, and television aerial point with satellite facility. A broad opening leads to:

DINING KITCHEN
Having rear-aspect double-glazed hardwood windows, overlooking the enclosed rear courtyard. The room has light oak-effect laminate flooring, following through from the sitting room. A staircase rises to the upper floor accommodation, and there is a central heating radiator with thermostatic valve. The kitchen is fitted with a range of units, with cupboards and drawers beneath a granite-effect worksurface with a tiled upstand. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with drainer, and a four-ring electric hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is space and connection for an automatic washing machine, and there is space within the room for a fridge-freezer. There is ample space for a family dining table

A door opening leads to:

REAR ENTRANCE LOBBY
Where a hardwood door with glazed panel and overdoor light opens to the rear courtyard.

From the dining kitchen, a quarter-turn staircase with open spindles rises to:

FIRST FLOOR LANDING
Where there is a loft access hatch, and a panelled door opening to a deep storage covered with a hanging rail. Further doors open to:

BEDROOM ONE
Having front-aspect double-glazed hardwood windows, overlooking the gardens, and with views to the wooded hills beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO
With a rear-aspect hardwood double-glazed window overlooking the courtyard. The room has a central heating radiator with thermostatic valve, and a door opening to a deep storage cupboard with fitted shelving, and housing the Veissmann combination gas-fired boiler, which provides hot water and central heating to the property.

FAMILY BATHROOM
Being partially tiled with a ceramic tiled floor, and having suite with: panelled bath with mixer shower over; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, shaver point, and extractor fan.

OUTSIDE
To the front of the property is a good-sized area of garden with a flagged pathway, over which the neighbouring property has access. Beyond the pathway is a garden, mainly laid to lawn, with raised beds and an aluminium greenhouse.

To the rear of the property is an enclosed flagged courtyard with an access door leading onto the front of the property. There is a timber-constructed log store and a stone-built lean-to outhouse with a former outside privy, now creating storage and a solid fuel store. The property has outside lighting

SERVICES AND GENERAL INFORMATION
All mains services are connected to the property.

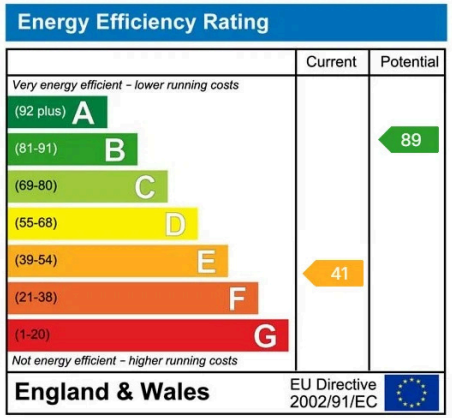
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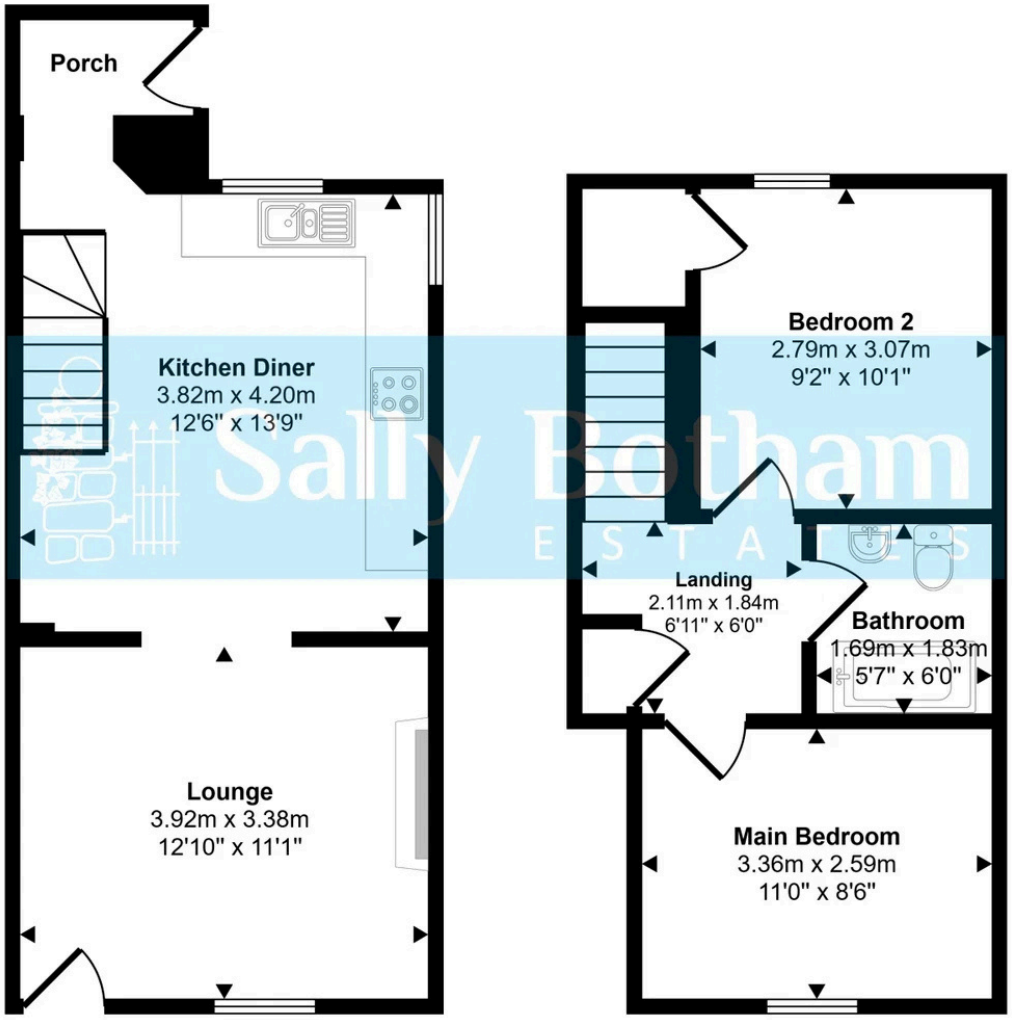
COUNCIL TAX BAND (Correct at time of publication) 'B'

DIRECTIONS
Leaving Matlock along the A6 towards Derby, passing through Matlock Bath, upon reaching the traffic lights at Cromford, turn left signposted Crich. Follow the road over the river bridge and around to the right. After approximately two miles, turn left at John Smedley's Mill signposted Lea and Riber. The property can be found on the left-hand side, immediately before the mill building.



Disclaimer
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Approx Gross Internal Area
62 sq m / 667 sq ft



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Ground Floor
Approx 33 sq m / 354 sq ft

First Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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