

Home 2 Sell

Quality Service For Less



20 Fairfield Road

Horsley Woodhouse, Ilkeston, DE7 6BE

Offers Over £200,000



Occupying this popular and convenient location, is this three bedrooomed semi detached residence which represents an excellent opportunity for the discerning purchaser, looking to acquire a well maintained family home. Supplemented by PVCu double glazing (where stated) and gas central heating, A recommended internal inspection will reveal: Entrance Porch, entrance hall, lounge with fireplace, dining room, conservatory, fitted kitchen, lobby and WC. To the first floor landing three well proportioned bedrooms and a shower room having a three piece suite. Outside to the front a tarmacadam driveway providing ample off road parking with adjacent well stocked mature border. Having gated side access with additional parking. A special feature of the sale is the delightful rear garden that enjoys a most pleasant aspect having lawn mature stocked borders patio and greenhouse. Viewing Essential.



Entrance Porch

The property is entered via a wooden porch having quarry tile flooring and light.

Reception Hall

Having a traditional door, central heating radiator, PVCu double glazed window to the side elevation and stairs off to the first floor landing.

Lounge

11'10" reducing 10'8" x 13'1" max (3.62m reducing 3.27m x 4.00m max)

This well proportioned room has a PVCu double glazed bow window to the front elevation, central heating radiator, television point and ceiling light. The focal point of the room is an inset open fire place having a tiled hearth with complimentary wooden surround.

Dining Room

10'3" extending 11'11" x 7'5" max (3.14m extending 3.64m x 2.27m max)

Having a central heating radiator, sliding doors to the conservatory, dado rail and ceiling light.

Fitted Kitchen

9'1" x 9'11" max (2.79m x 3.03m max)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel one and half sink drainer unit with chrome Swan neck mixer tap. Space and plumbing for an automatic washing machine, cooker with extractor canopy over and complimentary splash back tiling. Having a PVCu double glazed window to the side elevation, wooden window to the conservatory and a PVCu door to the rear lobby. Central heating radiator and ceiling light.

Having a useful pantry with concertina style door having a wall mounted Worcester boiler which services the domestic hot water and central heating system.

Lobby

Having door to the side access.

WC

Having close couple WC and hand wash basin, half wall panelling and opaque glazed window.

Conservatory

14'11" x 5'6" (4.57m x 1.70m)

Having traditional low brick base with wooden units and polycarbonate roof system with double doors to the garden aspect, wall lights and power.

To the first floor landing

Having access to the loft void and a PVCu double glazed window to the side elevation.

Bedroom One

11'5" x reducing 10'8" x 6'9" max (3.48m x reducing 3.26m x 2.07m max)

Having a PVCu double glazed window to the front elevation and ceiling lighting.

Bedroom Two

11'10" max reducing 10'8" x 9'3" max (3.61m max reducing 3.26m x 2.84m max)

Having wooden window to the rear elevation and ceiling light.

Bedroom Three

9'11" x 9'2" (3.04m x 2.80m)

Having a wooden window to the rear elevation, television point and ceiling light.

Family Shower Room

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a tiled shower enclosure with Mira electric shower. Complimentray wall tiling, wall mounted electric heater and a PVCu double glazed opaque window.

Outside

Outside to the front a tarmacadam driveway providing ample off road parking with adjacent well stocked mature border. Having gated side access with additional parking. A special feature of the sale is the delightful rear garden that enjoys a most pleasant aspect having lawn mature stocked borders patio and greenhouse.

Area

The historic and sought after village of Horsley Woodhouse has a useful range of amenities including local primary school, shop, public house and some delightful countryside walks. The village is also well placed for the market town of Heanor and is also situated within short commuting distance of Derby City Centre.

Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

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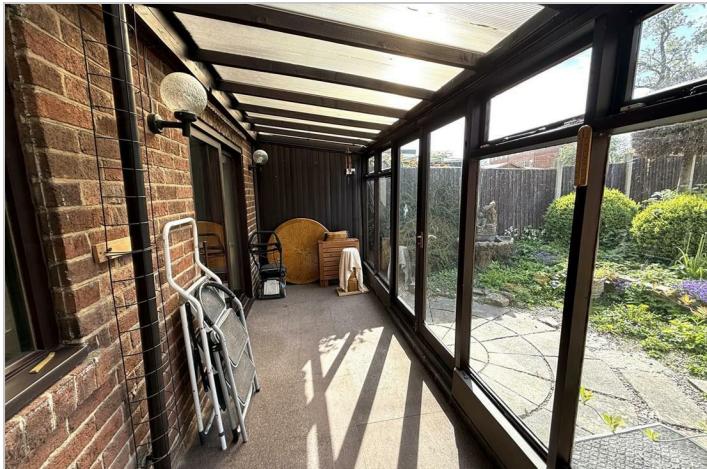
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Directional Note

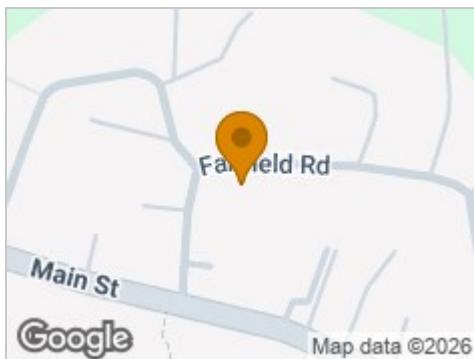
Head out of Derby along the A61 Sir Frank Whittle Road heading north. On eventually reaching Little Eaton continue along the Alfreton Road into Little Eaton village and head out on the B6179 passing through the Coxbench area and eventually into Lower Kilburn. At the traffic lights turn right onto Bywell Lane and proceed through Kilburn along Church Street and then Main Street which leads into Horsley Woodhouse. In the centre of the village turn left onto Fairfield Road and the property will be found on the right hand side clearly identified by our distinctive Home2sell For Sale board.

Note

We have been made aware that evidence of sulphur concrete has been detected in the floor of the property. Contact the office for more details.



Road Map



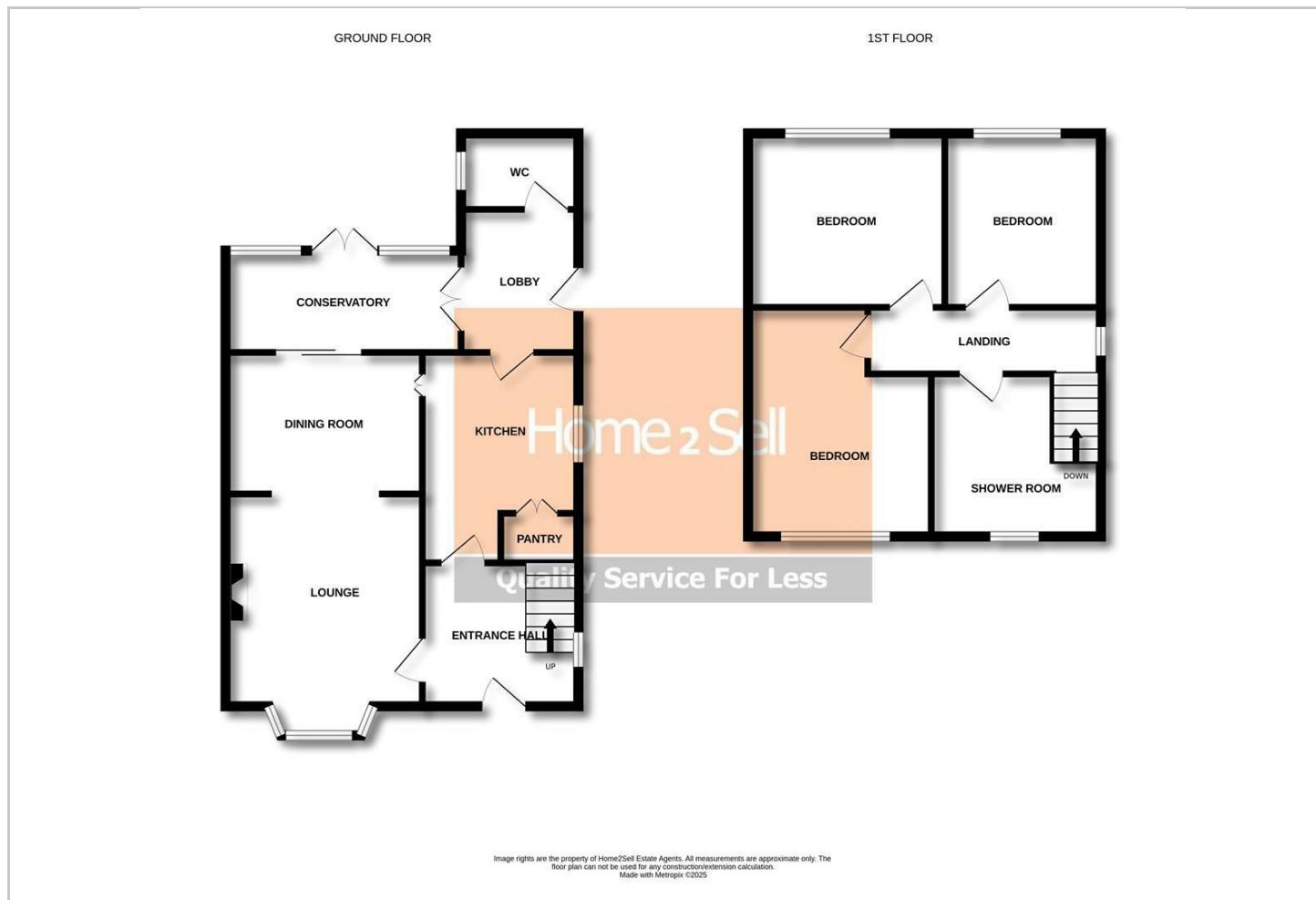
Hybrid Map



Terrain Map



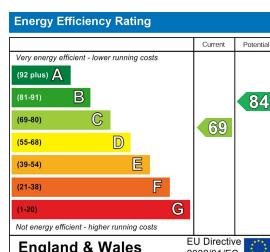
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.