

Home 2 Sell

Quality Service For Less



41 Main Street

Horsley Woodhouse, Ilkeston, DE7 6AU

£250,000

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Home2sell are delighted to offer this beautiful traditional double fronted, three bedroom terraced property, in the much sought after village of Horsley Woodhouse. Having PVCu double glazing and gas central heating the accommodation consists in brief of; Entrance Porch, Open Plan Lounge Dining Room, Snug, downstairs bathroom having three piece suite, side entrance hallway, fitted kitchen, utility and a PVCu conservatory. To the first floor landing three well proportioned bedrooms, the master having an en suite shower room. Externally the property is set back from the road with a courtyard to the front elevation. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio area perfect for alfresco dining and entertaining and a manicured lawn with well stocked established borders. A viewing of this property is highly recommended in order to fully appreciate the family accommodation on offer.



### Entrance Porch

The property is entered via a PVCu door having glazed inserts, PVCu side windows and tiled flooring.

### Lounge Dining Room

21'10" x 9'11" (6.66m x 3.04m )

Having two front elevation PVCu double glazed windows, exposed beam to the ceiling, a feature fire place, television point, two central heating radiators, bespoke unit housing the gas and electric meters, and wood grain effect flooring.

### Snug

9'1" x 10'0" (2.78m x 3.05m )

Having a rear elevation PVCu double glazed window, an exposed brick fireplace having an inset a log burner, exposed beams, wall and ceiling light, wood grain effect flooring and central heating radiator.

### Family Bathroom

Having a three piece suite comprising of a bath with panelled side and mixer taps, vanity wash hand basin with complimentary splashback tiling and a concealed cistern WC. Extractor fan, radiator, partly tiled walls and Karndean flooring. Having a rear elevation PVCu double glazed window and recessed ceiling lighting.

### Hallway

Having a PVCu door with glazed inserts to the side access and ceramic tiled flooring.

### Kitchen

16'3" x 6'2" (4.96m x 1.90m )

Having two side elevation PVCu double glazed windows, wall and base units, work surfaces, quartz style work surfaces over with Belfast sink having a chrome Swan neck mixer tap. An electric oven and an induction hob with an extractor fan above, complimentary splashback tiling, plumbing for a

dishwasher, central heating radiator and ceramic tiled flooring.

### Utility

Having ceramic tiled flooring, Viessmann gas combination boiler which services the domestic hot water and central heating system. Space and plumbing for an automatic washing machine.

### Conservatory

16'3" reducing 7'11" x 11'3" reducing 6'3" (4.97m reducing 2.43m x 3.45m reducing 1.91m )

Being of PVCu sealed unit construction on a brick base with polycarbonate roof system and PVCu French doors to the rear garden aspect. Wall light, wood grain effect flooring and central heating radiator. (Pedestal hand wash basin).

### To the first floor landing

Having a PVCu double glazed window, ceiling light and access to the loft void.

### Bedroom One

11'2" reducing 9'7" x 12'3" (3.41m reducing 2.94m x 3.75m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Cast Iron feature fireplace.

### En suite

Having a three piece suite comprising a shower cubicle with electric shower, wash hand basin and close couple WC. Chrome heated towel rail, partly tiled walls, and vinyl flooring. PVCu double glazed window and recessed ceiling lighting.

### Bedroom Two

9'9" x 8'11" extending 10'2" (2.99m x 2.73m extending 3.12m )

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and views, central heating radiator and ceiling light.

### Bedroom Three

10'0" x 12'4" extending 13'8" (3.05m x 3.76m extending 4.18m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Outside

The property is set back from the road with a courtyard to the front elevation.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a patio area perfect for alfresco dining and entertaining and a manicured lawn with well stocked established borders.

### Area

The historic and sought after village of Horsley Woodhouse has a useful range of amenities including local primary school, shop, public houses and some

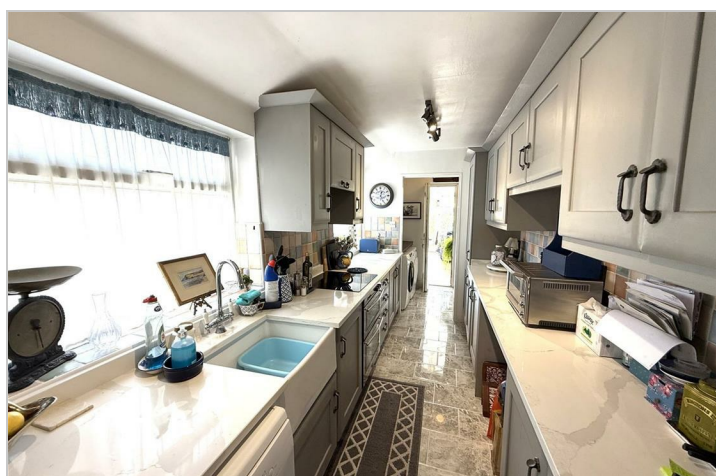
delightful countryside walks. The village is also well placed for the market town of Heanor and is also situated within short commuting distance of Derby City centre.

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 via Derby 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.

### Directional Note

From our Belper branch of Home2sell proceed across the Market Place which becomes High Street and then Spencer Road, turning right at the mini-roundabout onto Short Street and left at the next mini-roundabout onto Kilbourne Road. Follow this road out of Belper to the Kilburn Toll Bar traffic lights, proceeding straight over into Kilburn. Continue straight over the next mini-roundabout, follow this road out of Kilburn and into the village of Horsley Woodhouse, the road becomes Main Street. The property will then be found on the right hand side.





Road Map



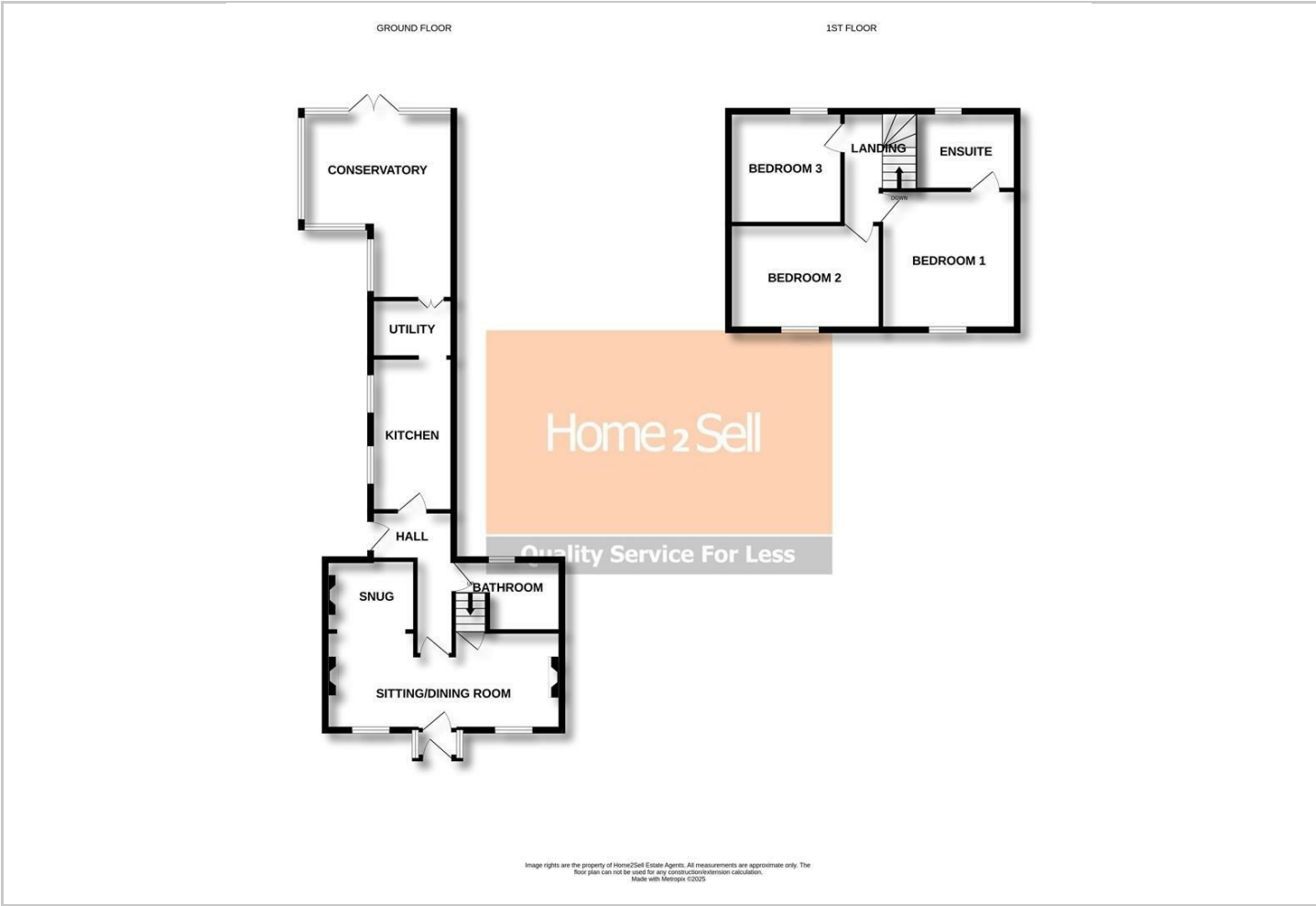
Hybrid Map



Terrain Map



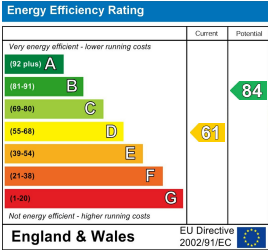
Floor Plan



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



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