





3 Bed House - Detached

4 Ladylea Road, Horsley Village, Derby DE21 5BN

Offers Around £399,950 Freehold

3 2 2

Fletcher & Company

www.fletcherandcompany.co.uk

- Deceptive & Spacious - Three Storey Home Set in Popular Village Location
- Far-Reaching Views - South Facing Aspect
- Ideal for Car Enthusiast/Workshop
- Lounge/Dining Room with Sun Balcony
- Kitchen with Built-In Appliances
- Three Bedrooms - En-Suite & Family Bathroom
- Generous South Facing Garden Plot
- Front & Rear Block Paved Driveways - Plenty of Car Standing Spaces
- Two Tandem Double Garages - Workshop
- Rare to the Open Market - Viewing Essential

IDEAL FOR CAR ENTHUSIAST/WORKSHOP - Nestled in the charming Horsley Village, this impressive detached house on Ladylea Road offers a perfect blend of comfort and functionality.

One of the standout features of this property is the generous south-facing garden plot, which not only offers ample outdoor space for family activities but also presents far-reaching views that enhance the overall appeal of the home. The garden is a delightful retreat, perfect for enjoying sunny afternoons or hosting gatherings.

For those with a passion for cars or hobbies, this property is particularly suited to enthusiasts. It includes two double garages and a workshop, providing ample space for vehicles and projects alike. With parking available for up to eight vehicles, convenience is assured for both residents and visitors.

The location in Horsley Village adds to the charm, offering a peaceful setting while still being within easy reach of local amenities. This home is a rare find, combining spacious living with practical features that cater to a variety of lifestyles.

The Location

Horsley Village is a very sought after village, situated approximately 7 miles from Derby and 4 miles from Belper. The village includes a reputable primary school, public house, historic church and recreational ground. The noted Horsley Lodge Country Club & Golf Course is situated one mile away. Morley Hayes and Breadsall Priory Country Clubs are three miles away. For those who enjoy outdoor pursuits the nearby open countryside, provide some delightful scenery and walks. Excellent transport links are close by with fast access on to the A38 leading to the M1 motorway (Junction 28).

Accommodation

Storm Porch

With double glazed entrance door opening into entrance hall.

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.

Entrance Hall

11'8" x 3'9" (3.57 x 1.15)

With generously sized inset door mat, solid oak wood flooring, radiator, double glazed window to side and staircase leading to first floor.

Cloakroom

3'5" x 3'2" (1.06 x 0.97)

With low level WC, fitted wash basin with chrome fittings and fitted base cupboard underneath, fully tiled walls, tile flooring, heated chrome towel rail/radiator, extractor fan, double glazed window to side and internal oak veneer door with chrome fittings.

Lounge/Dining Room

9'6" x 17'5" (2.91 x 5.33)



Lounge Area

With solid oak wood flooring, double glazed window to side, feature double glazed bi folding doors opening onto sun balcony, far-reaching views to rear and open space leading to dining area.



Dining Area

With matching solid oak wood flooring, radiator, double glazed window, internal oak veneer door with chrome fittings and far-reaching views to rear.



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.

Sun Balcony

19'4" x 9'4" (5.91 x 2.86)

With stone flag floors, glass balustrade, far-reaching views and feature electric awning.



Kitchen

10'9" x 10'7" (3.29 x 3.25)

With single inset Smeg sink unit with chrome mixer tap, wall and base fitted units with granite worktops, built-in Smeg five ring gas hob with Smeg stainless steel extractor fan over, built-in Smeg double electric fan assisted oven, built-in Smeg coffee making machine, built-in microwave, integrated fridge/freezer, integrated dishwasher, concealed worktop lights, tile flooring, radiator, spotlights to ceiling, continuation of the granite worktops forming a useful breakfast bar area, double glazed window to front and internal oak veneer door with inset glazed panels.





First Floor Landing

11'8" x 6'11" (3.58 x 2.13)

With access to roof space and double glazed window to side.

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.

Bedroom One

12'0" x 10'9" (3.67 x 3.29)

With radiator, far-reaching views to rear, double glazed French doors with Juliet style balcony and internal oak veneer door with chrome fittings.



Walk-In Wardrobe

5'5" x 4'0" (1.67 x 1.24)

With spotlights to ceiling and internal oak veneer door with chrome fittings.

En-Suite

7'5" x 5'6" (2.28 x 1.70)

With walk-in shower with chrome fittings, fitted wash basin with fitted base cupboard underneath, low-level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, shaver point, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Two

10'8" x 10'2" (3.27 x 3.11)

With laminated flooring, radiator, double glazed window to front and internal oak veneer door with chrome fittings.



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.

Bedroom Three

9'1" x 8'1" (2.78 x 2.47)

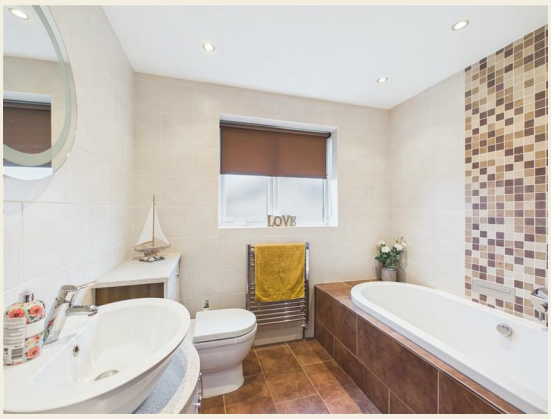
With laminated flooring, radiator, far-reaching views to rear, double glazed window and internal oak veneer door with chrome fittings.



Family Bathroom

8'0" x 7'2" (2.44 x 2.19)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window to front and internal oak veneer door with chrome fittings.



Lower Level Accommodation

Hallway

7'4" x 5'6" (2.24 x 1.68)

With staircase leading to ground floor accommodation.

Workshop

27'2" x 7'10" (8.30 x 2.40)

With single sink with hot and cold tap, radiator, power, lighting and workbench.

WC

3'10" x 3'5" (1.17 x 1.06)

With WC and wash basin.

Rear Porch

3'1" x 2'7" (0.95 x 0.79)

With door giving access to rear.

Tandem Double Garage One

33'5" x 10'11" (10.19 x 3.34)

A tandem double garage with power, lighting, radiator, plumbing for automatic washing machine and double opening doors.

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.

Tandem Double Garage Two

29'11" x 8'11" (9.13 x 2.74)

With power, lighting, integral door giving access to tandem double garage one and double opening doors.

Front Garden

The property is set back from the pavement edge behind a lawn fore-garden with wrought iron railings.

Rear Garden

The property enjoys a south facing, generous sized, lawned garden with patio/decked area providing a pleasant sitting out and entertaining space complemented by two boxed beds.







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.

Front Driveway

Wrought iron railings open onto a block paved area providing car standing space.

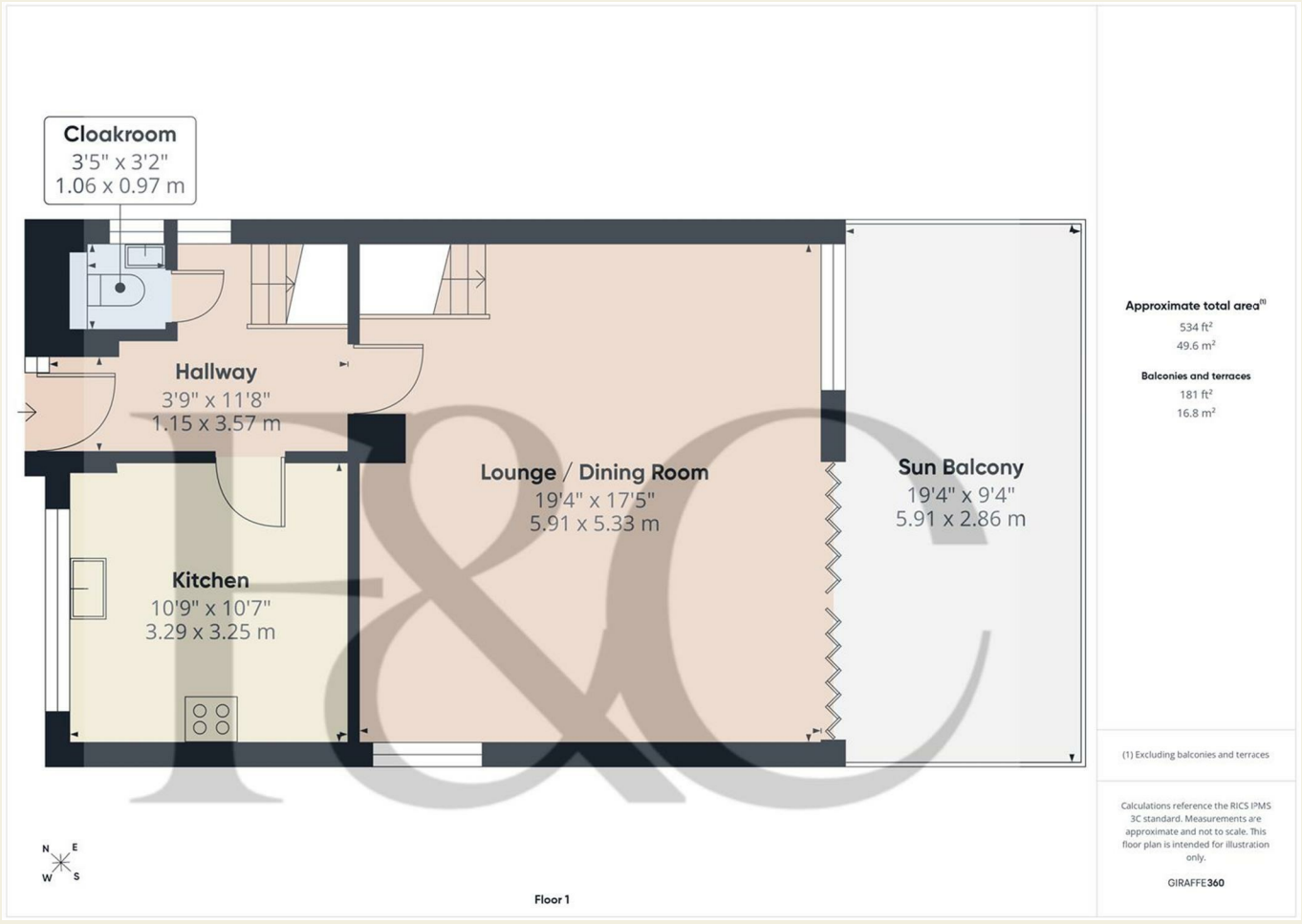


Rear Driveway

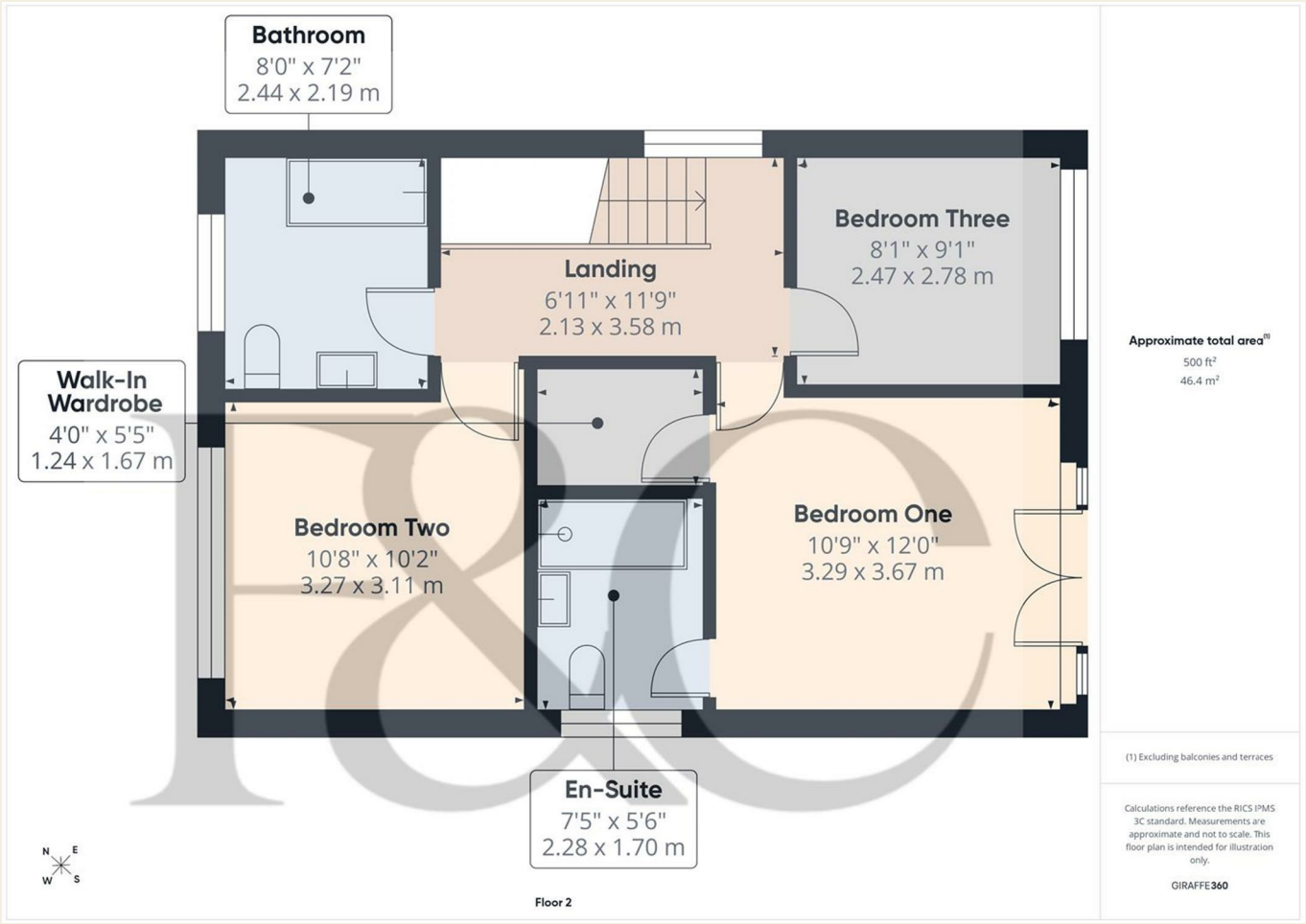
Accessed via a service road to the rear of the property is a further block paved driveway providing car standing spaces for approximately four/five cars (garage space subject planning permission).



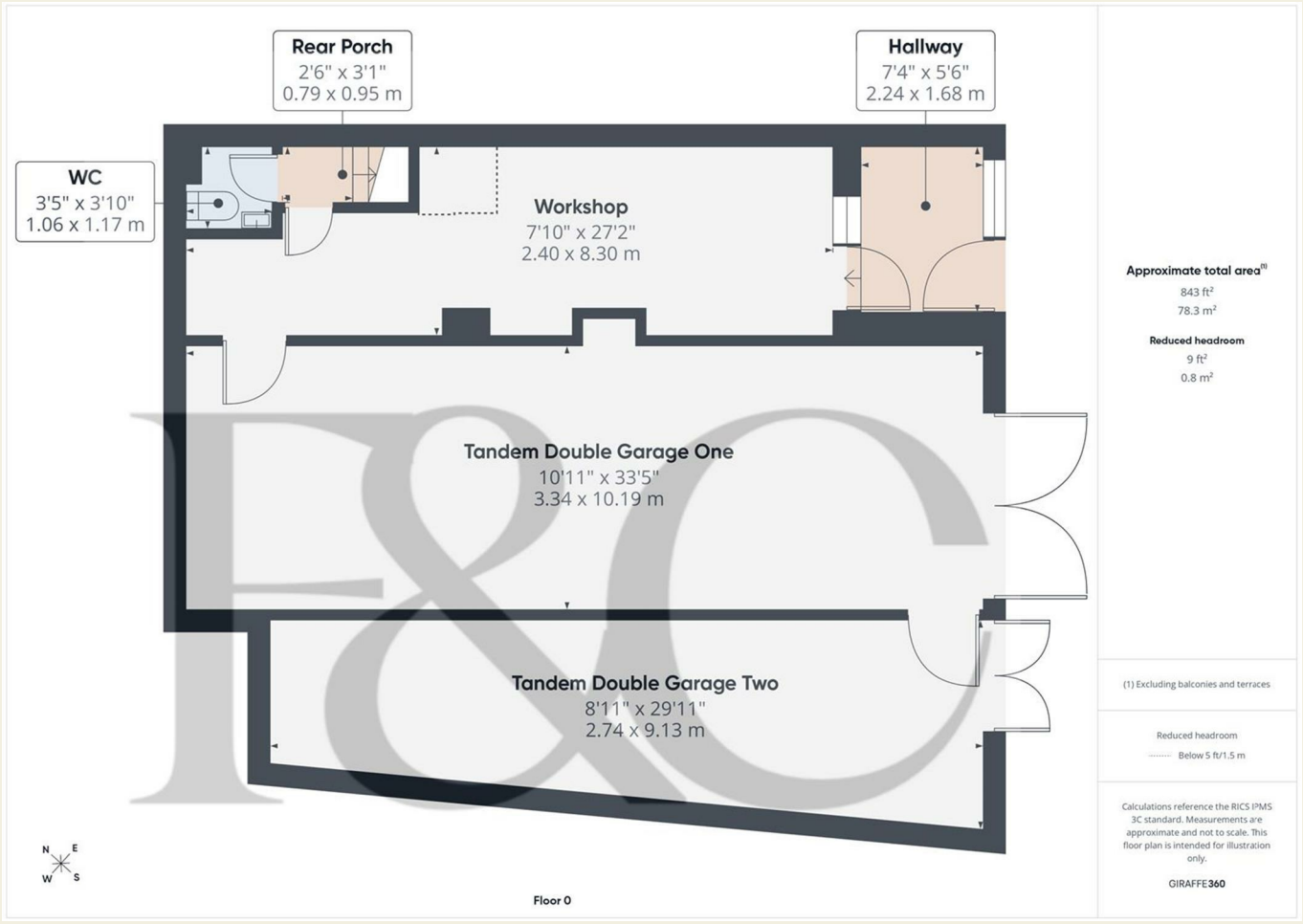
Council Tax Band D



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.



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.



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.



Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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.