

55 Main Street, Horsley Woodhouse, Ilkeston, DE7 6AW

£220,000

Freehold



- A Beautifully Presented Victorian Terraced Property
- Dining Room And Separate Lounge With Feature Fireplaces
- A Modern Fitted Kitchen With Integrated Appliances
- Rear Conservatory Overlooking The Garden
- Two Double Bedrooms
- Characterful Bathroom With A Roll Top Bath
- South Facing, Landscaped Rear Garden
- Open Countryside Views To The Rear
- Desirable Village Location
- Easy Access To Derby, Belper, A38, A6 And M1





Summary

Nestled in the charming village of Horsley Woodhouse, this delightful Victorian mid-terraced house on Main Street offers a perfect blend of character and modern living.

Upon entering, you are greeted by a dining room which leads to a separate lounge both featuring beautiful fireplaces that add a touch of elegance and warmth to the home. The modern fitted kitchen is equipped with integrated appliances and flows into a rear conservatory, perfect for enjoying the garden views throughout the seasons.

The property comprises two generously sized double bedrooms and a bathroom complete with a luxurious roll-top freestanding bath, offering a perfect spot to unwind after a long day.

The landscaped rear garden is a true gem, boasting a south-facing open aspect that allows for plenty of natural light and stunning views over the local countryside. This outdoor space is ideal for entertaining guests or simply enjoying a quiet moment in nature.

With its prime location in the heart of Horsley Woodhouse, this characterful home is not only a beautiful residence but also a gateway to the vibrant community and picturesque surroundings.

Located conveniently for easy access to Derby, Nottingham, the A38, M1 and A6.

This property is a must-see for anyone looking to embrace the charm of village life while enjoying modern comforts.

F&C

The Location

Located within the heart of the village within walking distance of the local primary school, shops, Church, Pubs and open countryside is on the doorstep. Easy access to Derby, Nottingham, the A38, M1 and A6.

Accommodation

Ground Floor

Dining Room

11'9" x 11'9" (3.60 x 3.59)

Approached via a characterful front door with glazed insert and having a sealed unit double glazed sash style window to the front. There is a feature cast iron fireplace with pine around, an original alcove cupboard with open glass doors and shelving, essential heating radiator and a wood grain effect Karndean floor. There is an original picture rail and a door leads to the lounge.



Lounge

12'9" x 11'10" (3.90 x 3.61)

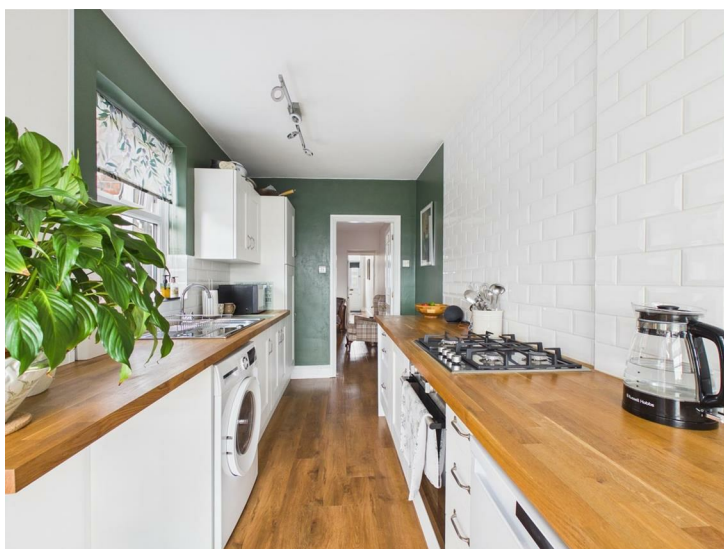
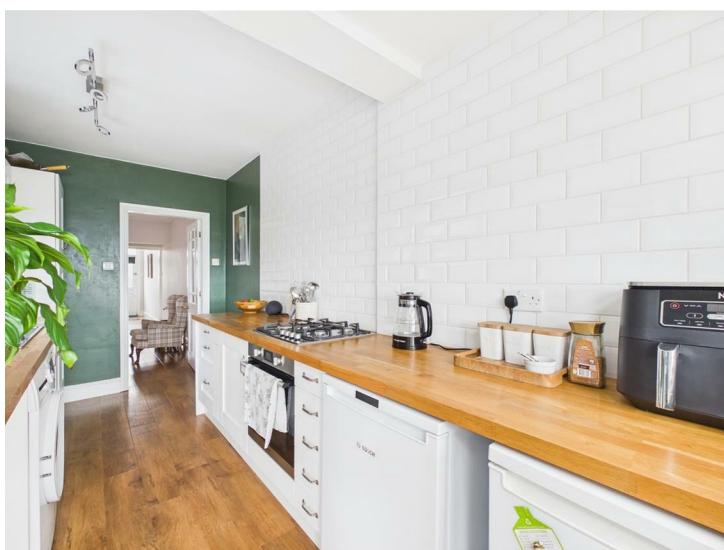
Having a feature fireplace with granite hearth and cast iron insert housing an open fire. There is wood grain effect Karndean flooring running throughout, a central heating radiator and a UPVC double glazed window to the rear. A feature doorway with stained glass insert leads to the kitchen. An understairs cupboard provides excellent storage space and stairs lead off to the first floor.



Kitchen

15'3" x 7'0" (4.65m x 2.13m)

Comprehensively fitted with a range of modern shaker style base cupboards, drawers and eye level units with the complementary wooden work surface over incorporating a stainless steel sink drainer unit with mixer tap. There is feature metro style tiling to all splashback areas and integrated appliances include an electric oven and gas hob. There is space for a refrigerator and freezer, plumbing and space for a washing machine, a wood grain effect Karndean floor flowing from the lounge, a UPVC double glazed sash style window to the side and a UPVC double glazed window to the rear. Having a central heating radiator and a UPVC double glazed door which provides access to the conservatory. There is a wall mounted boiler (serving domestic hot water and central heating system).



Conservatory

6'11" x 5'6" (2.11 x 1.69)

Having a brick built base and UPVC double glazed windows with a polycarbonate roof. A UPVC double glazed door to the side provides access to the garden and there is a feature patterned tile floor.

First Floor Landing

2'9" x 2'7" (0.85 x 0.81)

With a central heating radiator and access is provided to the attic which has a pull down ladder and is boarded with a window, light and power. This provides excellent storage space and office potential to convert.

Bedroom One

11'11" x 11'9" (3.65 x 3.59)

Appointed with a double built-in wardrobe which provides excellent hanging and storage base. There is a sealed unit double glazed sash style window to the front and a central heating radiator.



Bedroom Two

12'9" x 8'9" (3.91 x 2.69)

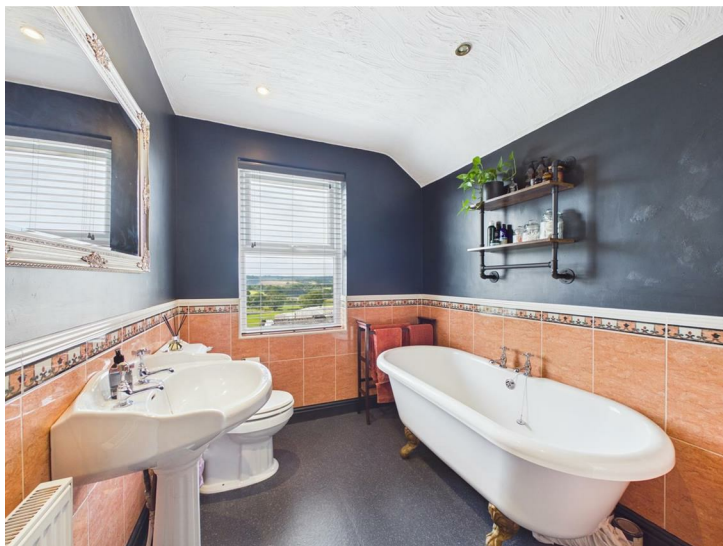
A double bedroom with an over stairs cupboard which provides excellent storage space, a central heating radiator and a UPVC double glazed window to the rear providing views of the garden and countryside beyond.



Bathroom

9'10" x 6'10" (3.01 x 2.10)

Appointed with a three piece traditional suite comprising a roll top bath with ball and claw feet, a pedestal wash handbasin and a low flush WC with half tiling to the walls. There is a built-in airing cupboard, a central heating radiator, inset spotlighting and a UPVC double glazed window overlooking the rear garden and providing far-reaching countryside views.



Outside

To the front of the property is a fore garden with brick built wall and cast iron railings to the surround and a gate providing access. Feature quarry tiled pathway leads to the front door.



Rear Garden

The rear garden enjoys a south facing aspect with far reaching countryside views.

The landscaped garden is creatively divided into interesting areas connected by a paved pathway and comprising a paved patio leading to a lawned garden which is well stocked to the borders with a range of shrubs and flowering plants. Beyond is a decked seating area with slate surround and fire pit. Raised beds with mature shrubs to the surround. Beyond is a paved BBQ area and a path leading to an outbuilding.



Brick Outbuilding
With light and power.



Rear Elevation



Council Tax Band A



Approximate total area^m

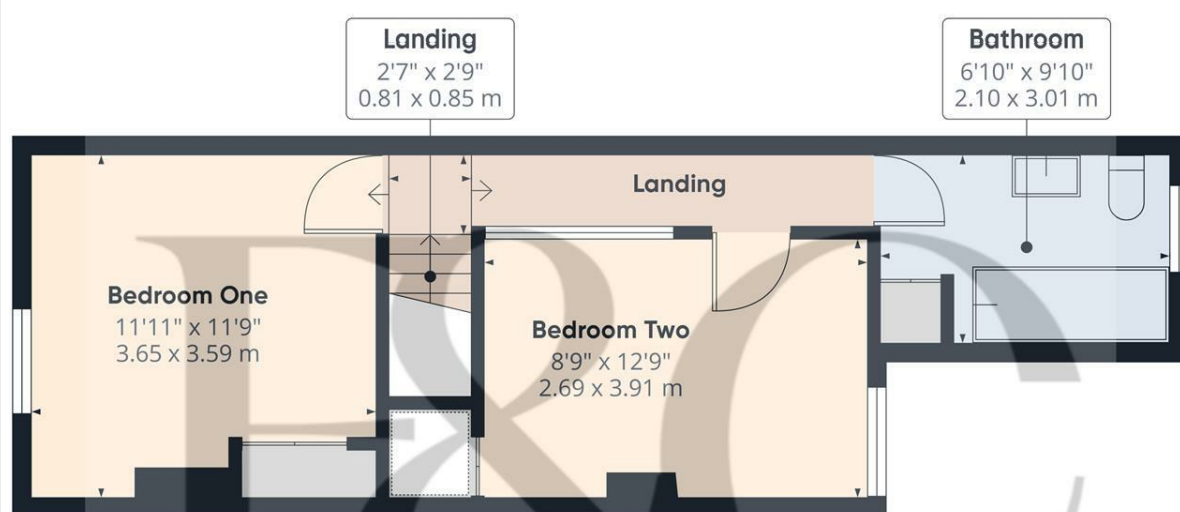
462 ft²
43 m²

(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.

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Floor 0



Approximate total area^m

363 ft²
33.6 m²

(1) Excluding balconies and terraces

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Floor 1



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

55 Main Street
Horsley Woodhouse
Ilkeston
DE7 6AW

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	