

1 Dobholes Church Lane, Horsley Woodhouse, Ilkeston, DE7 6BB

£215,000

Freehold



- A Beautifully Appointed End Terraced Cottage
- Entrance Porch And Sitting Room
- Comprehensively Fitted Living/Dining Kitchen With Appliances
- Two Bedrooms To The First Floor
- Modern Shower Room To First Floor
- Delightful, Extensive Rear Mature Garden
- Additional Garden Area To Front
- Parking In A Communal Parking Area
- Secluded Location In A Row Of Similar Cottages
- Easy Access To Derby, Belper, Ripley, Heanor And A38





Summary

Nestled on a small lane located off Church Lane in Horsley Woodhouse, this delightful end-terraced cottage offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a welcoming entrance porch that leads into an extended living and dining kitchen. This space is the heart of the home and has been thoughtfully designed and well-equipped with modern units and integrated appliances, making it ideal for both cooking and entertaining. Beyond is the sitting room, which opens directly to the rear garden and provides a lovely spot to relax and enjoy cosy evenings.

The first floor boasts two inviting bedrooms along with a separate shower room that adds to the convenience of the home.

One of the standout features of this property is the extensive, mature rear garden, offering a tranquil outdoor space for gardening, relaxation, or entertaining guests. Additionally, parking is available for one vehicle in a communal car park, ensuring ease of access.

This end-terraced cottage is situated on a small lane surrounded by similar properties, creating a friendly and welcoming neighbourhood atmosphere.

Located within walking distance of the local Primary School and local shops. Open countryside is also on the doorstep.

It is conveniently positioned for easy access to Belper, Ripley, Heanor, Derby and connection with the A38 and M1. The Peak District is a short drive away and trains from Derby provide access to London St Pancras and other major cities.

This home is an excellent opportunity for those seeking a peaceful yet connected lifestyle in Horsley Woodhouse.

F&C

The Location

Located on a lane off of Church Street, Horsley Woodhouse and enjoying easy access to the local primary school, local shops and convenient for Heanor, Belper, Ripley and connection with the A38, M1 and Derby City Centre. Local countryside is on the doorstep and a regular bus service runs along the main road.

Accommodation

Ground Floor

Entrance Porch

6'3" x 4'1" (1.92 x 1.25)

Having a double glazed entrance door with frosted glass insert, feature panelling to the walls, a range of coat hanging and built-in shelving which provides excellent storage for shoes and coats. There is a feature seat with cupboards beneath. Having a wood grain effect floor. There is a double glazed Velux style window to the ceiling.



Living/Dining/Kitchen

19'1" x 14'2" (5.82 x 4.33)

Comprehensively fitted with a range of base cupboards and drawers with a wood grain effect roll top work surface over incorporating a Belfast sink with mixer tap.

Integrated appliances include an electric oven, five ring gas hob, splashback, modern extractor hood with lighting, a dishwasher, refrigerator and freezer. In addition, there are tall storage cupboards (floor to ceiling), a double glazed Velux window to the ceiling, a UPVC double glazed window to the front, a central heating radiator and a wood grain effect floor. An understairs cupboard provides excellent storage space and a door leads to the stairs rising to the first floor. A concealed boiler serves domestic hot water and central heating system.



Kitchen



Sitting Room

14'0" x 9'8" (4.27 x 2.96)

Having a feature chimney breast with flagged flooring throughout, open shelving to the alcove and feature panelling to one wall. There is a central heating radiator, a UPVC double glazed window overlooking the rear garden and a UPVC double glazed door with frosted glass providing access to the rear. A built-in cupboard houses the meters.



First Floor

Landing

6'7" x 5'4" (2.03 x 1.65)

A galleried landing with open balustrade and accesses provided to the roof space which has a pull-down ladder and provides excellent storage space.

Bedroom One

14'2" x 9'9" (4.33 x 2.99)

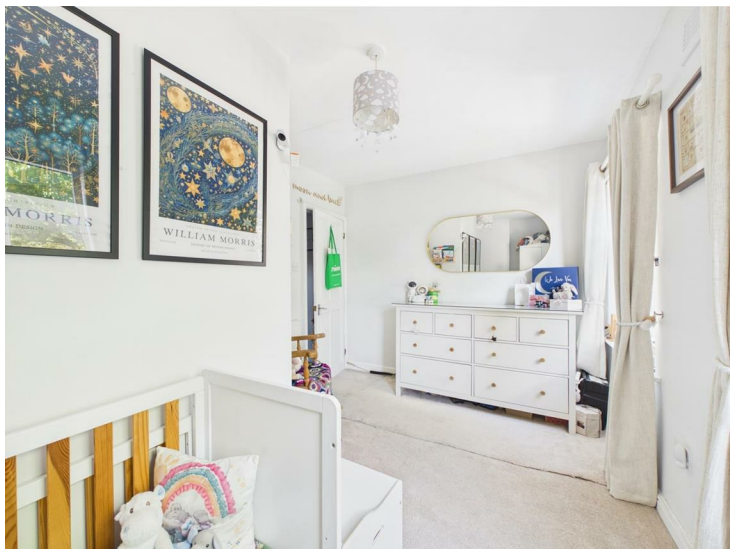
Appointed with a range of wardrobes with open fronts comprising hanging space, drawers and shelving. There is a wooden floor, a central heating radiator, feature panelling to one wall and a UPVC double glazed window overlooking the rear garden.



Bedroom Two

14'2" x 5'8" (4.34 x 1.73)

An L-shaped room with central heating radiator and two UPVC double glazed windows to the front elevation. There is a single glazed frosted, opaque glass window onto the landing.



Shower Room

7'1" x 5'7" (2.16 x 1.71)

Appointed with a three piece white suite comprising a pedestal wash handbasin, a low flush WC and a built-in shower cubicle with electric shower over and glass shower door. There is full tiling to the walls, a wall mounted heated towel rail, inset spotlighting, and extractor fan and a wall mounted mirror.



Outside

The property is approached via a communal pathway and to the front of the property there is a walled fore-garden with a path leading to the front door and outside light. There is an additional detached garden with fenced surround. An access to the side of the house and a gate provides access to the rear garden. The extensive rear garden comprises of a decked patio immediately from the back door with garden shed providing excellent storage space. The extensive garden is mainly laid to lawn with a variety of shrubs, mature trees and flowering plants to the borders. There is a detached outbuilding which provides excellent storage space.



Parking

We are informed that off road parking for one vehicle is available in a communal car park on a 'first come, first served' basis. You are advised to have this verified by your legal adviser prior to exchange of contracts.

Council Tax Band A



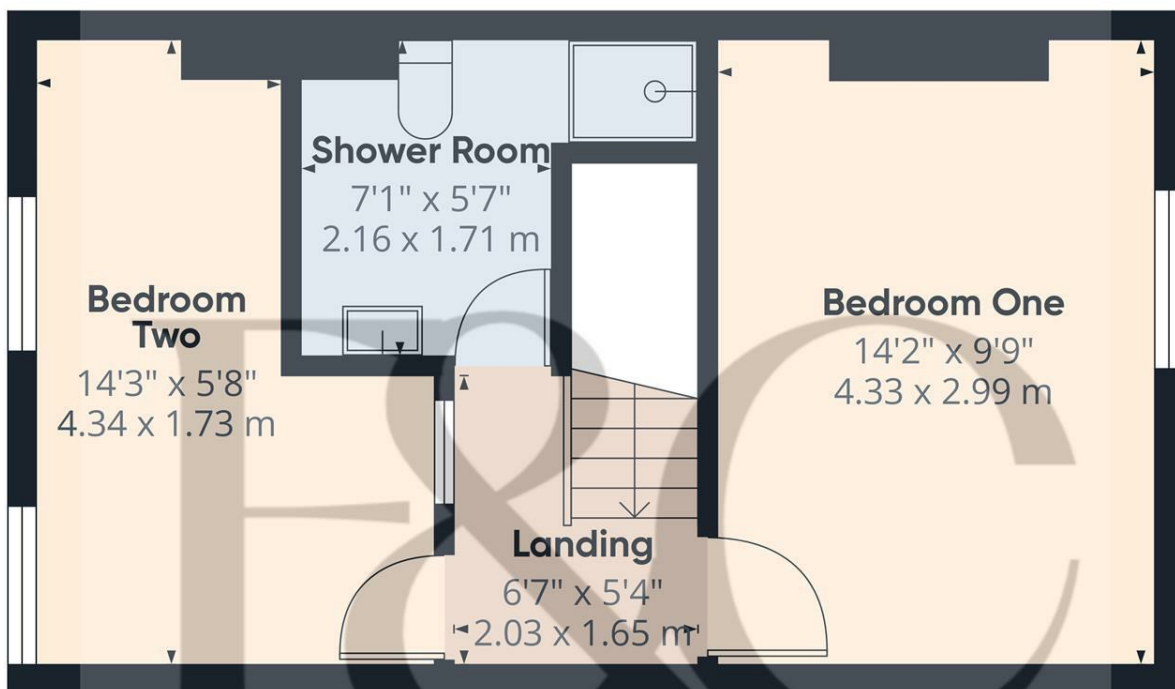
Floor 0

Approximate total area⁽¹⁾
422 ft²
39.2 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 1

Approximate total area⁽¹⁾
313 ft²
29.1 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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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	