



## 47 Church Lane, Horsley Woodhouse, Ilkeston, Derbyshire, DE7 6BB

**£179,950**



Offered with vacant possession / no chain. A traditional character cottage offering deceptively spacious two bedroomed end of terrace accommodation. Situated in the popular village of Horsley Woodhouse. Having off road parking, garden and open countryside views.



# 47 Church Lane, Horsley Woodhouse, Ilkeston, Derbyshire, DE7 6BB

**£179,950**



The welcoming accommodation comprises open plan lounge/ diner with feature fireplace and beams to the ceiling, the dining area has stairs leading to the first floor, fitted kitchen with integrated appliances. To the first floor there are two bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is car parking and a path leads through the cottage garden to the property.

Horsley Woodhouse is a popular village with excellent local amenities i.e. primary and nursery schools, parish church, doctors surgery and convenience store. Having easy access to Heanor, Derby and Nottingham via major road links i.e. A610, A38 and M1. Whilst nearby Belper provides the gateway to the stunning Peak District.

## **ACCOMMODATION**

A UPVC entrance door allows access.

## **LOUNGE/DINER**

25'2 max x 10'1 into recess (7.67m max x 3.07m into recess)

A naturally light room with dual aspect double glazed windows to the side and front overlooking the garden and views beyond. two radiators, exposed beams to the ceiling, wall lights, TV aerial and telephone points. There is a recessed fire place housing a multi-fuel stove, wood effect flooring which

extends to carpet in the dining room and stairs lead off to the first floor.

## **FITTED KITCHEN**

9'7 x 5' (2.92m x 1.52m)

Appointed with range of base cupboards, drawers and eye level units with work surfaces over incorporating a stainless steel one and a half bowl sink/drainer with mixer taps and splash back tiling. Integrated appliances include a fridge freezer, electric oven, gas hob and extractor hood. There are two double glazed windows to the rear and side and ceramic tiled floor.

## **LANDING**

Having access to the roof void via a ladder, which is part boarded, insulated and has an air circulating vent.

## **BEDROOM ONE**

10'2 into recess x 9' (3.10m into recess x 2.74m)

There is a double glazed window to the front elevation providing countryside views, radiator and telephone point.

## **BEDROOM TWO**

10'2 x 6'9 (3.10m x 2.06m)

Having a rear elevation double glazed window and radiator.

## **BATHROOM**

Appointed with a three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low flush

WC. There is a radiator, complementary half tiling, laminate flooring and a double glazed window to the side elevation.

## OUTSIDE

The property is set back from the road with car parking to the front. A gate opens into the pretty cottage garden mainly laid to lawn with mature trees and shrubs, a paved seating is perfect for alfresco dining. The gate to the side allows access to the side and rear of the property where there are two brick built out buildings providing storage.



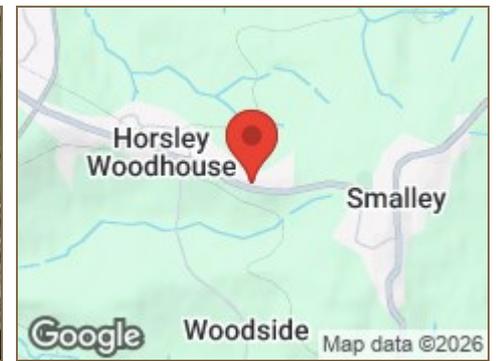
## Road Map



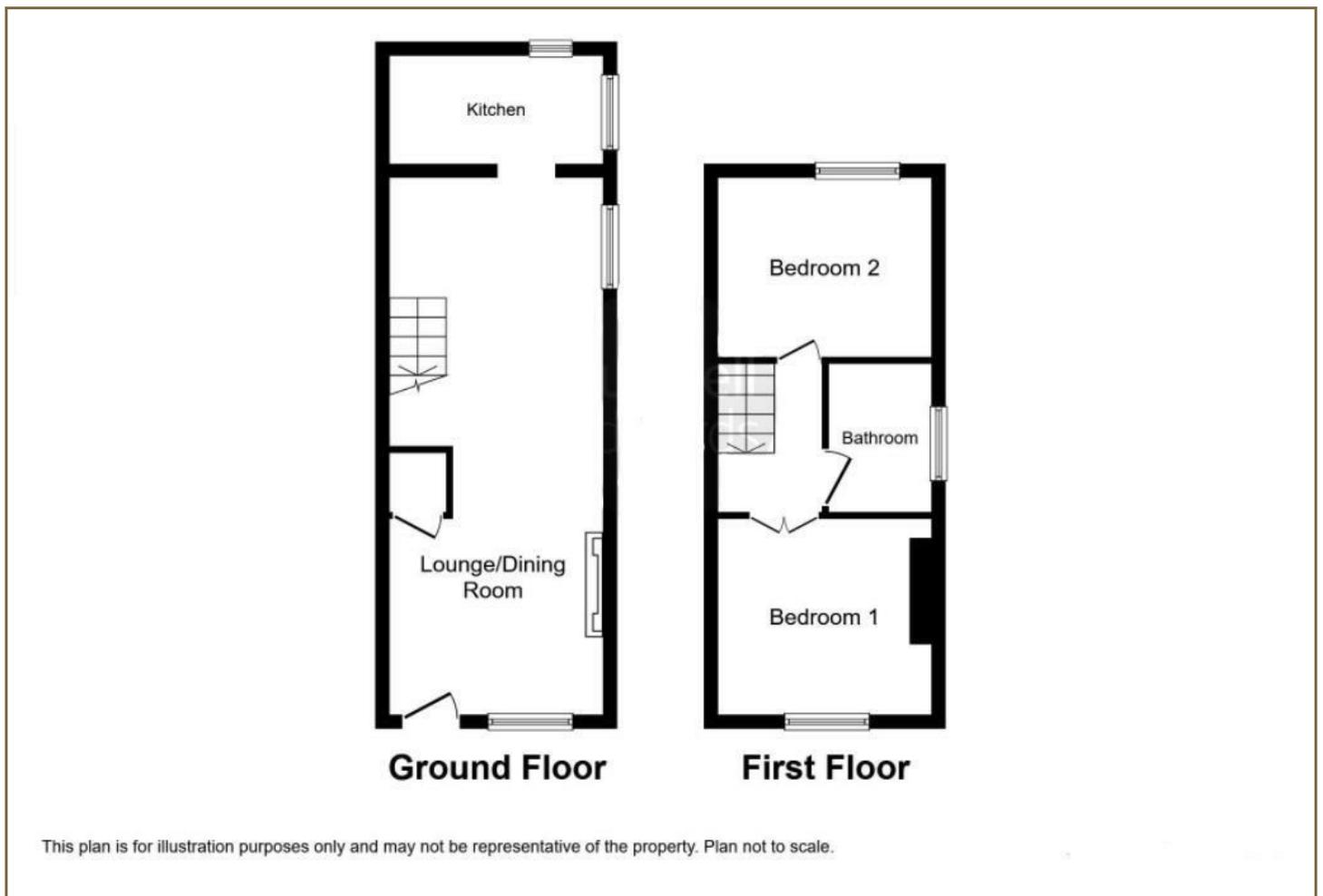
## Hybrid Map



## Terrain Map



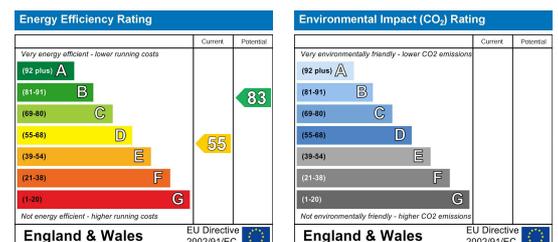
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk