



**152 Main Street, Horsley Woodhouse, Ilkeston,
DE7 6AW**

£250,000



Offered with vacant possession/ no chain. A traditional three bedroom detached family home in need of modernisation. Situated in the sought after village of Horsley Woodhouse. Having driveway, garage and generous rear garden enjoying views.



The individually built family home offers deceptively spacious accommodation comprising an entrance hallway, lounge through diner, fitted kitchen with pantry, three good sized bedrooms and a family bathroom.

Benefiting from UPVC double glazed windows and doors and gas central heating fired by a back boiler.

To the front of the property is a hardstanding with a driveway providing off road parking and leading to a garage. The generous rear garden is laid to lawn with raised beds, greenhouse a vegetable plot.

Horsley Woodhouse is a popular village with excellent local amenities, ie primary schools, doctors surgery, convenience store and village pubs, being surrounded by countryside with many local walks. Having easy access to Belper, Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC double glazed entrance door allows access.

ENTRANCE HALLWAY

There is a radiator and stairs climb to the first floor.

LOUNGE DINER

21' 11 x 12'3 (6.40m 3.35m x 3.73m)

A naturally light and spacious room with UPVC double glazed windows to the front and rear, two radiators and a wall mounted gas fire with back boiler (serving the domestic hot water and central heating system).

FITTED KITCHEN

8'11 x 7'5 (2.72m x 2.26m)

Appointed with a range of light oak effect base cupboards, drawers, eye level units and a glazed display cabinet with rolled top work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling.

TO THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the side elevation and access to the part boarded roof void.

BEDROOM ONE

12'2 x 10'11 (3.71m x 3.33m)

There is a built-in wardrobe, radiator and a UPVC double glazed window to the front elevation.

BEDROOM TWO

10'9 x 10'9 (3.28m x 3.28m)

Having a radiator and UPVC double glazed window to the rear elevation enjoying countryside views to the rear elevation.

BEDROOM THREE

7'1 x 6' (2.16m x 1.83m)

There is a UPVC double glazed window to the front elevation.

SHOWER ROOM

Appointed with a double shower enclosure with an electric shower, pedestal wash hand basin and low flush WC. There is a heated towel radiator, UPVC double glazed window to the rear and a built-in airing cupboard.

OUTSIDE

To the front of the property is a hardstanding to the frontage, a conifer hedge and a driveway to the side provides ample off road parking and leads to the garage.

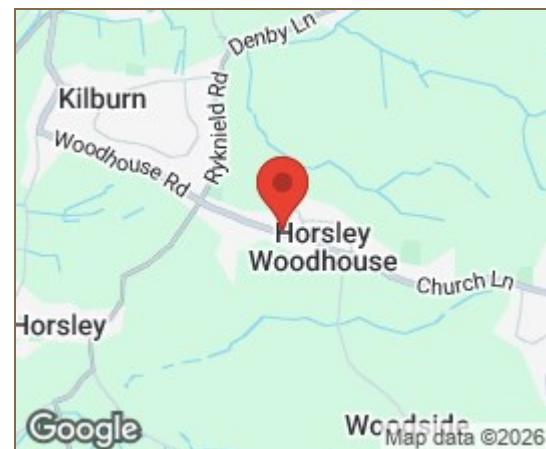
GARDEN

The rear garden is mainly laid to lawn with raised beds, greenhouse and a vegetable plot, which extends to the rear.

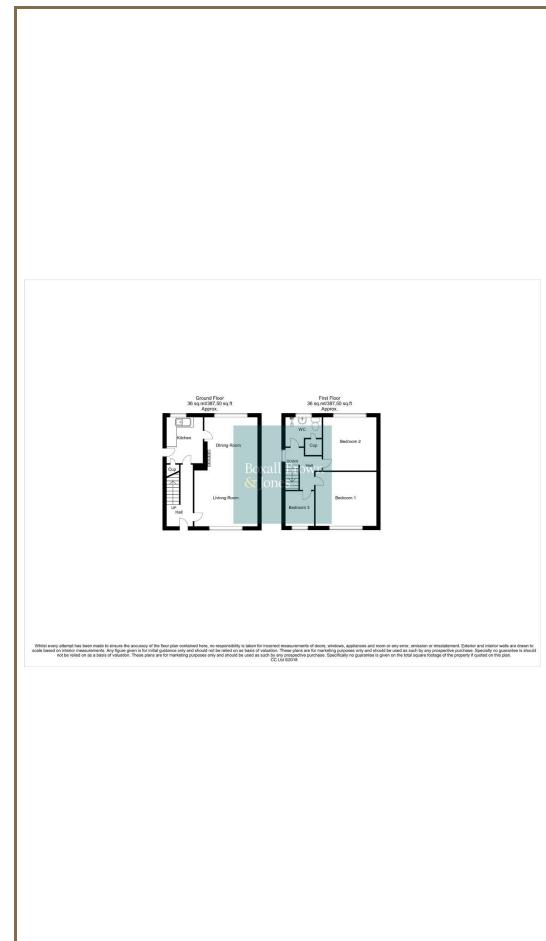
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Area Map



Floor Plans



Energy Efficiency Graph

