



Wayside Cottage, Church Lane, Swarkestone, Derby, Derbyshire, DE73 7GT

£299,950



This charming and well appointed cottage is situated in a delightful location, beside the river, within easy reach of delightful countryside walks.



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DIRECTIONS

From the Chellaston roundabout proceed straight over onto Swarkestone Road and a short distance along turn left onto Church Lane. The property is situated at the bottom of the road on the left hand side.

The current vendors have spent considerable time and effort in the presentation of this cottage which in brief comprises an entrance porch with inner lobby giving access to a lounge with feature fireplace with exposed beams and dining kitchen. To the first floor is the master bedroom and a large shower room and a further staircase leads to attic bedroom two.

Outside the property benefits from a patio garden to the front elevation.

Swarkestone is a highly desirable residential location and this property forms a cluster of houses situated beside the river in an idyllic countryside location. The property is a short walk from the Crewe and Harpur Pub and boasts plentiful countryside walks along the river and beside the church only a few minutes walk away. The vibrant city centre of Derby is within easy reach as well as Burton upon Trent which is only a short distance away.

The property has ease of access to the A50 giving onward access to the A38 and M1 corridor.

Properties in this location rarely become available for sale and viewing of the house is recommended at the earliest opportunity.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE PORCH

With windows to the front and side elevations, radiator and access to:

INNER LOBBY

With staircase leading to the first floor.

LOUNGE

12'1" x 12'2" (3.68m x 3.71m)

This is the focal point of the property and has doors leading to the patio garden at the front of the house, exposed beams to the ceiling, double radiator and feature brick fireplace with inset electric fire. Useful understairs storage space. Open plan access to:

DINING KITCHEN

15'1" x 7'2" (4.60m x 2.18m)

With a range of work surface/preparation areas, wall and base cupboards and an alcove for freestanding cooking range with extractor above. The kitchen benefits further from a Belfast style sink with tap and there are useful cupboards and drawers, integrated dishwasher, cupboard for housing a fridge/freezer, double radiator, window to the rear elevation and a recently installed boiler providing domestic hot water and central

heating. (Cooking range, integrated dishwasher and washing machine included in sale)

TO THE FIRST FLOOR

LANDING

With large storage cupboard.

BEDROOM ONE

11'10" x 9'8" (3.61m x 2.95m)

With window overlooking the front elevation, concealed walk-in wardrobe and storage, radiator and quality laminate floor.

SHOWER ROOM

14'1" x 7' (4.29m x 2.13m)

(Measurement taken to the centre of the shower cubicle)

With a low level WC, wash hand basin with storage cupboard beneath, large shower cubicle, complimentary tiling, frosted window, radiator and airing cupboard.

A further staircase leads from the landing to:

ATTIC BEDROOM TWO

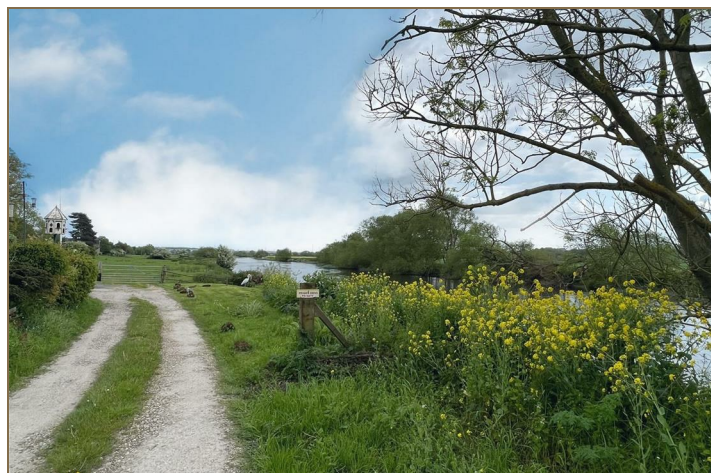
14'11" x 10'11" (4.55m x 3.33m)

(Restricted headroom in places)

With Velux style window, further window and under eaves storage.

OUTSIDE

Outside the property benefits from a delightful patio garden to the front elevation and there is a gate leading to the front of the house.



Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

