Robert Ellis

look no further. . .

Brackley Gate
Morley, Derbyshire DE7 6DJ

A TRADITIONAL TWO DOUBLE BEDROOM DETACHED BUNGALOW.

Offers Over £350,000 Freehold

We have great pleasure in offering for sale this traditional two double bedroom detached bungalow located within this picturesque Derbyshire village.

Situated on a generous garden plot of 0.19 of an acre (769sqm overall) with an expansive rear garden measuring approximately 50m (164ft) in length which has views over an adjacent orchard which is used for grazing sheep.

Morley is a village in Derbyshire which is made up of a number of small hamlets, Brackley Gate being one of these where the lane sits in open countryside with rolling fields all around. There are many countryside walks on the doorstep and for those who enjoy playing golf, Morley Hayes, Horsley Lodge and Breadsall Priory, which also include leisure and spa facilities, are very close by. Far from being isolated, there are good shops and amenities at the nearby towns of Belper and Ilkeston, the city centre of Derby is less than 5 miles away and Morrisons can be found on Sir Frank Whittle Way.

The property is centrally heated from a combination boiler and is also double glazed. Accommodation comprises : hall, two bedrooms (both to the front elevation, one currently used as a second sitting room), wet room style bathroom, an extended living dining room and a fitted kitchen which opens into a conservatory.

A further feature is the garage which has been converted in more recent times to provide a useful annex with a home office or studio, utility room and wash room facilities. This is ideal for a range of uses, including for those wishing to work from home, an artist's studio, consultancy room, home gym, etc, or the possibility of occasional guest quarters.

Available for immediate occupation, the property requires a modicum of modernisation, offers fantastic potential for the incoming buyer to put their own mark upon it and possibly extend (subject to the usual permissions, etc).

With off-street parking for several vehicles, carport and a well maintained landscaped rear garden laid mainly to lawn, great for keen gardeners and for those perhaps looking for a bit of the "Good Life" !

As such properties seldom come to the market, in this location we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed side entrance door. Doors to bedrooms, wet room and lounge/dining room.

BEDROOM ONE
11'6" x 9'10" (3.53 x 3)
Currently used as a sitting room, radiator, double glazed bow window to the front.

BEDROOM TWO
10'2" x 9'10" (3.12 x 3.02)
Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator, double glazed bow window to the front.

WET ROOM
8'7" x 6'4" (2.64 x 1.94)
Incorporating a modern suite comprising wash hand basin with vanity unit and low flush WC. Shower area with electric Mira shower. Fully tiles walls, radiator and heated towel rail, double glazed window.

THROUGH LOUNGE/DINING ROOM
29'11" x 10'7" (9.14 x 3.25)
Modern flame effect gas fire with feature surround, two radiators, door to kitchen, double glazed windows to both sides and double glazed patio door to the rear.

KITCHEN
9'10" x 8'7" (3 x 2.62)
Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset one and a half stainless steel sink unit with single drainer. Gas cooker point with extractor hood over. Appliance space. Door to walk-in pantry housing gas combination boiler (for central heating and hot water). The kitchen is open to the conservatory.

CONSERVATORY
9'10" x 8'1" (3 x 2.48)
uPVC double glazed windows with a glass roof and double glazed single door opening to the rear garden.

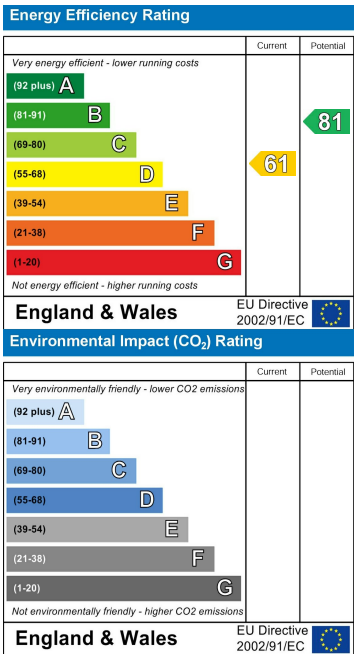
ANNEX
Converted in recent times and with heating provided by the central heating system from the main property.

STUDY
10'4" x 9'6" (3.15 x 2.9)
Radiator, double glazed bow window to the front.

UTILITY ROOM
9'5" x 7'11" (2.88 x 2.43)
Incorporating a modern fitted range of base units with work surfacing and stainless steel sink unit with single drainer. Plumbing and space for washing machine. Double glazed window.

WASH ROOM
A two piece suite comprising wash hand basin and low flush WC. Double glazed window.

OUTSIDE
Outside the property is set back from the road with a hedged and fenced in front garden with shrub beds, driveway/forecourt providing parking for several vehicles. The driveway runs to the side of the property where there is a carport. The rear garden is substantial in size measuring approximately 50m (164ft) from the rear elevation and offers a mature attractively landscaped garden with patio, ornamental pond and an expansive lawn flanked with beds with further bedding cut into the lawn, one of the two garden sheds being very recently constructed. The garden backs onto a neighbouring orchard which is used to graze sheep.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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