



26 Meadow Close
Horsley Woodhouse
Ilkeston
Derbyshire
DE7 6DR

Price
£275,000

- Superbly presented throughout
- Quiet cul-de-sac location
- Fabulous open plan re-modelled dining kitchen
- Large lounge with feature pitched roof with views to rear
- Rear porch and guest cloakroom
- Three bedrooms and superbly appointed shower room to the first floor
- Beautiful landscaped garden to rear with views over allotments and fields
- Driveway providing off road parking
- MUST SEE PROPERTY!

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a rare opportunity to acquire a fabulous much improved and completely re-modelled (to the ground floor) three bedroom modern semi-detached residence. It occupies a quiet head of the cul-de-sac location on Meadow Close in the popular village of Horsley Woodhouse.

There is a lawned foregarden with adjacent double width driveway providing off road parking for three vehicles and to the rear is a tiered garden with raised gravelled area, ideal for outdoor dining and enjoying the views over allotments and fields. Steps lead down to a well manicured lawn with well stocked borders, plants, shrubs and a timber shed.

Internally, the ground floor of this property is particularly impressive and is re-designed and opened up to create a fabulous large hi-spec fitted kitchen with integrated appliances, Quartz worktops, LED lighting, underfloor heating and dining area. There is a rear porch and guest cloakroom off. There is an extended lounge to the rear with feature high pitched ceiling with views over the garden and allotments. The first remains the same in design with three bedrooms and a newly re-appointed shower room.

LOCATION

The popular village of Horsley Woodhouse is set within attractive open countryside and provides some delightful walks in the surrounding fields, facilities include a popular primary school, church, recreational ground, village store, florist, public house, bus service to Derby city centre, easy access to neighbouring towns including Belper, Ripley and Heanor as well as Derby. Further facilities in the area include Breadsall Priory, Horsley Lodge and Morley Hayes Golf Courses.

ACCOMMODATION

ON THE GROUND FLOOR

Panel double glazed and leaded entrance door with matching side lights providing access to:

7.81 x 4.22 (25'7" x 13'10")

Stunning addition to the property and features a high spec quality fitted kitchen comprising an extensive range of Quartz preparation surfaces with matching up-stands and window sill, inset ceramic sink unit with mixer tap, white gloss finish base cupboard and drawers with LED lighting, complementary range of wall mounted cupboards with under-lighting, breakfast bar, polished porcelain tiled flooring with under floor heating, integrated appliances including five place CDA gas hob with extractor hood over, matching built in fan assisted electric oven and separate microwave, integrated CDA dishwasher and space suitable for a fridge freezer, useful recess suitable for ironing board, upvc double glazed window to front, sliding glass pocket doors to:





LOUNGE

4.62 x 3.65 (15'2" x 12'0")

Feature high ceiling incorporating recessed ceiling spotlighting, two sealed unit double glazed Velux windows to side elevation, continuation of underfloor heating, two upvc double glazed windows to side with matching french doors with views over the well-maintained garden, allotments and open fields.

REAR LOBBY

Recessed ceiling spotlighting, sealed unit double glazed Velux window to rear, sliding opaque glass pocket door and panel and glazed door to garden.

GUEST CLOAKROOM

Having a stylish suite comprising, low flush w.c., vanity unit wash hand basin, continuation of polished porcelain tiled flooring, recessed ceiling spotlighting, upvc double glazed window to front.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Contemporary glass and steel balustrade, access to loft space, recessed ceiling spotlighting, airing cupboard, door to:

BEDROOM ONE

4.24 x 2.61 (13'11" x 8'7")

Radiator, recessed ceiling spotlighting, upvc double glazed window to rear offering fabulous countryside views.

BEDROOM TWO

3.29 x 2 (10'10" x 6'7")

Radiator, upvc double glazed window to front.

BEDROOM THREE

2.13 x 1.96 (7'0" x 6'5")

Radiator, TV point, upvc double glazed window to front.

SHOWER ROOM

Comprising, large walk-in enclose with integrated shower, chrome towel rail/radiator, recessed spotlighting, extractor fan, upvc double glazed window to side.

OUTSIDE & GARDENS

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The property occupies a very pleasant and private head of cul-de-sac location. Within the popular village of Horsley Woodhouse set back behind a lawned foregarden and double width driveway providing off road parking for three vehicles.

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There is a secure gate to the side which leads to a pleasant garden with raised gravel seating area, steps down to a well-maintained lawn with well-stocked border, lawn, trees, timber shed and fabulous open outlook over neighbouring allotments and open countryside. It is a very pleasant position to outdoor dining and entertaining.

COUNCIL TAX BAND

Amber Valley - B.

DIRECTIONAL NOTE

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From Derby proceed north heading out of town through Chester Green along Mansfield Road heading north along the A608 Heanor Road passing through Morley and passing Morley Hayes, the Rose & Crown traffic junction up towards Smalley.

Upon entering Smalley turn left onto the A609 into Horsley Woodhouse village centre, right onto Fairfield Road, right into Meadow Close and the property will be located towards the head of the cul-de-sac.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



26 Meadow Close, Horsley Woodhouse, DE7 6DR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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