



£160,000

Main Road, Ilkeston DE7 6EE

Cottage | 1 Bedroom | 1 Bathroom

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Step Inside

Key Features

- Character Cottage
- Situated In the Popular Village Of Smalley
- Kitchen
- Double Bedroom
- Bathroom
- Garden To The Front And Courtyard To The Rear
- Lounge with Beamed Ceiling and Log Burning Stove
- Driveway to the Front Elevation

Property Description

Derbyshire Properties are delighted to offer to the market this one bedroom cottage situated in this popular village of Smalley.

Main Particulars

Derbyshire Properties are delighted to offer to the market this one bedroom cottage situated in this popular village of Smalley. The accommodation comprises: Entrance porch, lounge with feature log burning stove and heavily beamed ceiling and kitchen to the ground floor whilst to the first floor landing there is one double bedroom and a bathroom. Outside to the front there is driveway providing off road parking for two cars and a garden and at the rear there is a courtyard area.

Entrance Porch

With stable door to the front elevation, double glazed window to the front elevation, radiator, wall mounted cupboard, laminate flooring.

Lounge

3.66m x 3.66m (12' x 12') - The focal point of this room is the log burning stove set into the brick inglenook fireplace, heavily beamed ceiling, two wall light points and laminate flooring.

Kitchen

3.18m x 2.57m plus recess (10'5" x 8'5" plus reces - Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, space for cooker, integrated fridge and freezer, under the stairs storage cupboards, double glazed window and door to the rear elevation, radiator, stairs leading to the first floor landing.

Landing

With access to both the double bedroom and bathroom.

Bedroom One

3.51m x 3.40m (11'6" x 11'2") - With two double glazed windows to the front elevation, radiator, laminate flooring.

Bathroom


2.64m x 1.91m (8'8" x 6'3") - Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mains fed shower over, storage cupboard housing gas boiler, spotlighting to the ceiling, radiator, double glazed window to the rear elevation, tiling to the floor.

Outside

To the front of the property there is a driveway providing off the road car standing for two cars and garden, at the rear there is a courtyard area.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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