



£155,000

Main Road, Ilkeston DE7 6EE

Cottage | 1 Bedroom | 1 Bathroom

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# Step Inside

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## 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.

### Disclamier

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

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

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= RAINFALL LETTERING =

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