



£195,000

Wood Lane, Ilkeston DE7 6DQ

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Characterful Cottage
- Two Bedrooms
- Front and Rear Gardens
- Situated In The Popular Location Of Morley
- Living Room With Original Features
- Council Tax Band A

Property Description

An opportunity to acquire this charming character for cottage located in the highly regarded village of Morley.

Main Particulars

Derbyshire Properties are delighted to present this charming cosy character two bedroomed cottage enjoying fine views across open countryside occupying this very desirable semi-rural location. The cottage's convenient central location offers excellent road links to both Derby and Nottingham, as well as being within close proximity to the three well regarded golf clubs and country clubs, all offering various amenities with further amenities close by in the surrounding villages.

Internally the property briefly comprises of; entrance porch, lounge, extended kitchen and a bathroom. To the first floor, a landing leads to two bedrooms . Externally the cottage has gardens to the front and rear elevations with a useful brick outbuilding with light and power to the rear.

A viewing of this charming cottage is highly recommended in order to fully appreciate the accommodation on offer.

Entrance Porch

Entered via a double glazed sealed unit door from the front elevation, wall mounted radiator, feature alcove with coat storage and cottage latch door leading to the living room.

Living Room

4.34m x 3.83m (14' 3" x 12' 7") This charming room comprises of a large window to the front elevation that frames the surrounding beautiful countryside, open stairs to first floor landing, exposed beams to ceiling, wall mounted radiator and TV point. The feature focal point of the room is a beautiful stone fireplace with original inset working range set upon a raised stone hearth.

Extended Kitchen

Comprising of a range of wall and base mounted units with rolltop worksurface incorporating a stainless steel sink with mixer taps and tiled splashback. Undercounter space and plumbing for washing machine, wall mounted gas combination boiler, tiled floor covering, electric oven hob and extractor canopy over, under cupboard lighting, wall mounted radiator, double glazed window and door to the rear elevation and internal door accessing the bathroom

Bathroom

3.42m x 1.1m (11' 3" x 3' 7") This well presented ground floor bathroom comprises of a bath with shower attachment over, tiled floor covering, pedestal to wash handbasin and WC. Attractive heritage tiling to walls, wall mounted chrome heater towel rail, double glazed obscured window and extractor fan.

First floor

Landing

Accessed via the living room area. Is this very characterful landing with bespoke wallpaper, wall mounted radiator, painted beams to ceiling, double glazed window to the rear elevation, ceiling mounted loft access point and internal doors accessing both bedrooms

Bedroom One

3.19m x 2.88m (10' 6" x 9' 5") The primary bedroom is located to the front elevation and has double glazed window framing, beautiful views of the surrounding countryside. Painted beams and spotlighting to ceiling and a range of fitted bedroom furniture providing ample storage and hanging space.

Bedroom Two

2.68m x 1.94m (8' 10" x 6' 4")

With double glazed window to the rear elevation, that overlooks the rear garden, wall mounted radiator and painted beams to ceiling.

External

Outside

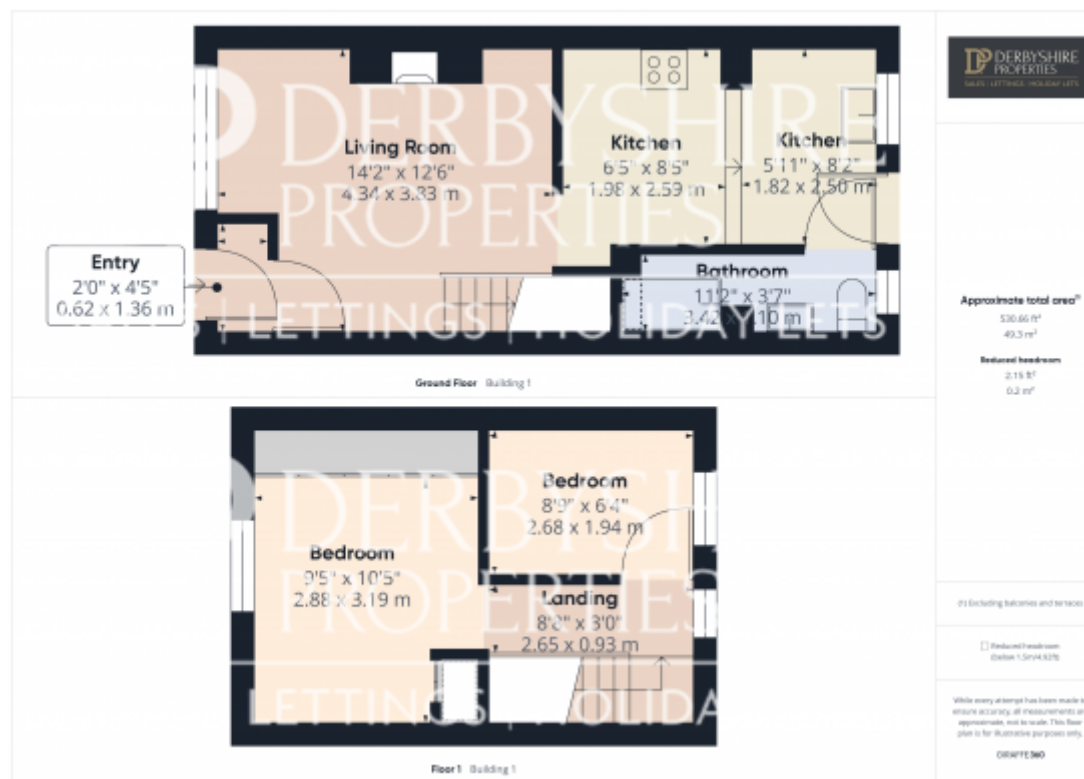
To the front elevation is a well cared for low maintenance garden with wall boundaries to the street and neighbouring properties with gravel area and paved pathway lead to different elevation.

The rear garden has a block paved seating area, gated access to the side elevation, outside tap and steps lead to a gravel midsection garden. The top section of the garden has a pleasant seating area with timber fence boundaries and accesses brick built outbuilding that could be an ideal studio home office or potting shed.

Disclaimer

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	

Telephone: 01773 832355

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