



£225,000

Church Lane, Ilkeston DE7 6BS

Cottage | 1 Bedroom | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Charming Character Cottage
- No Upward Chain
- 1 Bedroom (Plus Attic Space)
- Original Character Features Throughout
- Off Street Parking
- Sought After Village Location
- Extensively Refurbished Throughout
- Superb Extension (Kitchen/Breakfast Room)
- New Roof & Boiler
- COUNCIL TAX BAND A

## Property Description

Located within the highly sought-after area of Mapperley Village, close to West Hallam, is this beautifully renovated and extended grade II listed stone cottage offered for sale with no upward chain.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this beautifully presented and recently renovated Grade II Listed Stone cottage that offers character and charm throughout, offered for sale with no upward chain. The property briefly comprises of a stunning side extension housing a kitchen/breakfast room, lounge with exposed original features. To the first floor a bedroom and stunning bathroom can be found and on the second floor a useful attic space, with exposed beams, is located, all offering a beautiful stylish living space.

The property has been superbly renovated throughout offering a range of modern contemporary fittings with exposed original features creating a seamless blend between two different era's. The cottage benefits from a new roof and boiler. Externally, the property offers a courtyard garden to the front elevation and allocated parking for 2-3 vehicles, with planning permission for garage at the parking area.

The property is situated in the ever popular village of Mapperley with all the benefits of living in a rural location, with a highly regarded primary school, popular country pub and church. As well as being conveniently located only approx. 2 miles North West of Ilkeston town with its wide range of amenities including shops, restaurants, primary/secondary schools, recreational facilities and regular bus services.

We believe the property would make an ideal holiday let downsize or first time by. An early internal inspection should be undertaken to avoid disappointment.

### Ground Floor

#### Kitchen/Breakfast Room

3.37m x 2.48m (11' 1" x 8' 2") (Superb side extension) mainly comprising of a range of wall and base mounted matching 'shaker' units with modern flat edge work surfaces incorporating sink drainer with mixer taps. The kitchen offers a wealth of integrated appliances to include:- fridge/freezer, dishwasher, electric oven, induction hob and pull out extractor over. An attractive attached breakfast bar provides seating space, wall mounted modern vertical radiator, solid wood floor covering, feature exposed stone wall, bifold doors and a superb lantern to ceiling that floods the kitchen with natural light and additional spotlighting. Doorway leads to:-

#### Living Room

4.55m x 4.39m (14' 11" x 14' 5") With solid wood floor covering, windows to the front and side elevations, exposed fireplace with attractive timber lintel and stone backdrop, wall mounted period style radiator, exposed beams to ceiling and feature exposed stone wall. Spotlighting and staircase to 1st floor landing.

### First Floor

#### Landing

Accessed via the living room with exposed stone wall, spotlighting and exposed beams. Internal oak doors lead to:-

### Bedroom

3.39m x 2.95m (11' 1" x 9' 8") With windows to the front and side elevations, exposed to ceiling, wall mounted period radiator and useful storage cupboard.

### Beautiful Bathroom

2.13m x 1.93m (7' 0" x 6' 4") This beautifully presented four piece bathroom suite comprises of a WC, vanity unit, large wet room shower enclosure with main shower attachment over and the feature focal point of the room is a oval bath with 'stand alone' taps and shower attachment over. Part cladding to walls, tiled floor covering, wall mounted modern heated towel rail and window to the side elevation.

### Second Floor

#### Attic Room

3.76m x 5.00m (12' 4" x 16' 5") Accessed from the first floor landing is this superb open space with stunning exposed original beams, 'velux' skylights to the side elevation, recessed lighting, storage located in the roof eaves and period radiator.

### Outside

The property is approached from the front elevation and offers a low maintenance frontage with gravelled seating area and paved patio and access pathway. Slightly adjacent to the main building is an area of off street parking that provides 2-3 private parking spaces, there is also planning permission for garage at the parking area.

### Disclaimer

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.

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Telephone: 01773 832355



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