



£425,000

Church Street, Derby DE21 5BQ

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- In need of substantial upgrading throughout
- Large Garden
- Potential For Development
- Detached House
- Sought After Village Location
- 3 Bedrooms, 1 Reception Room
- Shower Room
- No Chain
- Viewing Advised
- COUNCIL TAX BAND E

## Property Description

Offered with no chain and located within the highly regarded village of Horsley is this three bedroom detached family home occupying sizable plot. The property is in need of substantial upgrading throughout.

## Main Particulars

Derbyshire Properties are delighted to introduce this three bedroom detached family home located on a sizable plot and in need of modernisation, positioned in the highly regarded village of Horsley. The property briefly comprises of :- entrance porch, entrance hall, sitting room, kitchen/dining room, pantry, rear hallway, storeroom and external storeroom. To the first floor a landing provides access to 3 bedrooms, shower room and separate WC. Externally the property is located on a large plot that offers the potential to extend in all directions (subject to planning permissions). We believe the property will attract interest from families and an internal inspection should be undertaken immediately .

### Entrance Porch

Entered via double glazed French doors from the front elevation with internal hardwood door with obscured adjoining side panel windows leading through to the:-

### Entrance Hallway

With carpeted staircase to 1st floor landing, wall mounted shelving, wall mounted radiator and internal doors accessing both the living room and kitchen/dining room.

### Living Room

With double glazed window to the front and side elevations, wall mounted radiator and TV point. The focal point of the room is a wall mounted gas fire with decorative surround, marble backdrop and raised hearth.

### Kitchen/Diner

Kitchen area - comprising of a range of modern wall and base mounted 'shaker' units incorporating a single stainless steel sink drain unit with mixer taps and tiled splashback. Integrated electric oven, 4 ring gas hob with stainless steel splashback and extractor canopy over. Integrated washer/dryer, fridge and freezer. Tiled floor covering, decorative coving to ceiling and double glazed window to the rear elevation.

Dining area - with double glazed window to the front elevation, decorative coving to ceiling, wall mounted radiator, wall mounted gas combination boiler. The focal point of the room is a fireplace with freestanding electric fire with two bespoke storage cupboards and shelving located in the chimney recesses.

### Pantry

Located off the kitchen area with wall mounted shelving, quarry tiled floor covering and cooling shelf.

#### Rear Entrance Porch

With double glazed door to the side elevation, double glazed window to the rear, tiled floor covering and internal door leading to:-

#### Internal Store Room

With light, power and double glazed window to the rear elevation.

#### External Store Room

Located from the rear garden is this additional storage room that could potentially be incorporated into the living room to provide additional space.

#### First Floor

##### Landing

Accessed via the main entrance hallway with double glazed window to the rear elevation, wall mounted radiator and ceiling mounted loft access point.

##### Bedroom 1

Double glazed window to the front elevation, wall mounted radiator and storage cupboard.

##### Bedroom 2

Double glazed window to the front elevation, wall mounted radiator, storage cupboard, TV aerial point and airing cupboard.

##### Bedroom 3

With double glazed window to the rear elevation and wall mounted radiator.

##### WC

With low-level WC and double glazed obscured window to the rear renovation.

##### Shower Room

With wall mounted wash hand basin, large shower enclosure with sliding door, main fed shower and attachment over. Double glazed obscured window, fully tiled walls, wall mounted chrome heated towel rail, wall mounted radiator and vinyl floor covering.

##### Outside

The large frontage offers an area of lawn surrounded by conifer and hedgerow screening with stocked flowerbeds and borders. A large gravelled parking area provides parking for numerous vehicles and also leads to a detached brick built garage with up and over door light and power. To the rear of the garage, there is an attached workshop that provides additional storage also with light and power. The rear garden offers a full width paved patio entertaining terrace with raised lawn garden with attractive stone wall frontage. The garden is enclosed by hedge-row boundaries, it has stocked flower beds and borders and backs on to open fields.

##### Dictation

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.
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- 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.





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

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