



£260,000

Whitegate Cottage Birchwood Lane, Somercotes DE55 4NF

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Great First Time Buy
- Walking distance to local amenities
- Double Bedrooms
- Sought After Location
- Countryside Views To Rear

Property Description

Derbyshire Properties are pleased to present this three bedroom semi detached home in much sought after residential spot. Occupying impressive plot, the property boasts sizeable and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this three bedroom semi detached home in much sought after residential spot. Occupying impressive plot, the property boasts sizeable and versatile living accommodation throughout. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Kitchen, Conservatory/Dining Room, Utility Room, Lounge and Living Room to the ground floor with three double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from impressive plot with open countryside views to the rear elevation. Driveway parking for several vehicles is located to the front/side elevation whilst decked entertaining space which is perfect for hosting or relaxing is located to the rear elevation. The garden also features lawned spaces throughout with mature shrubbery and timber fencing bordering the space. Timber shed/workshop is fitted with light and power and provides a great outdoor workspace as well as valuable garden storage.

Living Room / Study

11' 0" x 9' 9" (3.35m x 2.97m) Accessed via stable door with stained glass panel to side elevation with double glazed window to front elevation, wooden flooring, wall mounted radiator and carpeted stairs to the first floor. Internal French doors access Lounge.

Kitchen

13' 8" x 7' 9" (4.17m x 2.36m) Featuring a range of base cupboards and eye level units with complimentary solid walnut worktops over which allow for a range of appliances to be integrated. Appliances include; Double oven, gas hob with accompanying extractor hood, inset one and a half bowl sink and under counter plumbing for dishwasher. Fitted wine rack and space for fridge freezer are other handy additions whilst wall mounted radiator and double glazed window to side elevation completes the space.

Lounge

16' 0" x 13' 5" (4.88m x 4.09m) With two double glazed windows, wooden flooring and wall mounted radiator. The centre piece of the room is feature fireplace with multi fuel burner set in exposed brick surround on raised stone hearth.

Conservatory/Dining Area

11' 2" x 9' 8" (3.40m x 2.95m) Enjoying an open aspect to the Kitchen Area, this space houses double glazed surround including double glazed French doors opening to rear enclosed garden and separate double glazed door accessing driveway. A continuation of the wood effect flooring from the Kitchen features alongside two wall mounted radiators. Access to Utility Room.

Utility Room/WC

With worktop space of its own with inset sink and under counter power/plumbing for washing machine and tumble dryer. Low level WC and wall fitted extractor unit

complete the space.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom. Wooden flooring runs throughout whilst the loft is also accessed here.

Bedroom One

10' 8" x 9' 6" (3.25m x 2.90m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Over stairs storage recess provides fitted wardrobe space and further cleverly implemented storage.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m) With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

13' 11" x 7' 7" (4.24m x 2.31m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

Bathroom

7' 5" x 6' 3" (2.26m x 1.91m) A tiled four piece suite comprising; Corner shower cubicle, freestanding bath, pedestal handwash basin and low level WC. Tiled flooring, wall mounted heated towel rail, ceiling fitted extractor fan and double glazed window to side elevation complete the space.

Outside

Externally, the property benefits from impressive plot with open countryside views to the rear elevation. Driveway parking for several vehicles is located to the front/side elevation whilst decked entertaining space which is perfect for hosting or relaxing is located to the rear elevation. The garden also features lawned spaces throughout with mature shrubbery and timber fencing bordering the space. Timber shed/workshop is fitted with light and power and provides a great outdoor workspace as well as valuable garden storage.

Council Tax

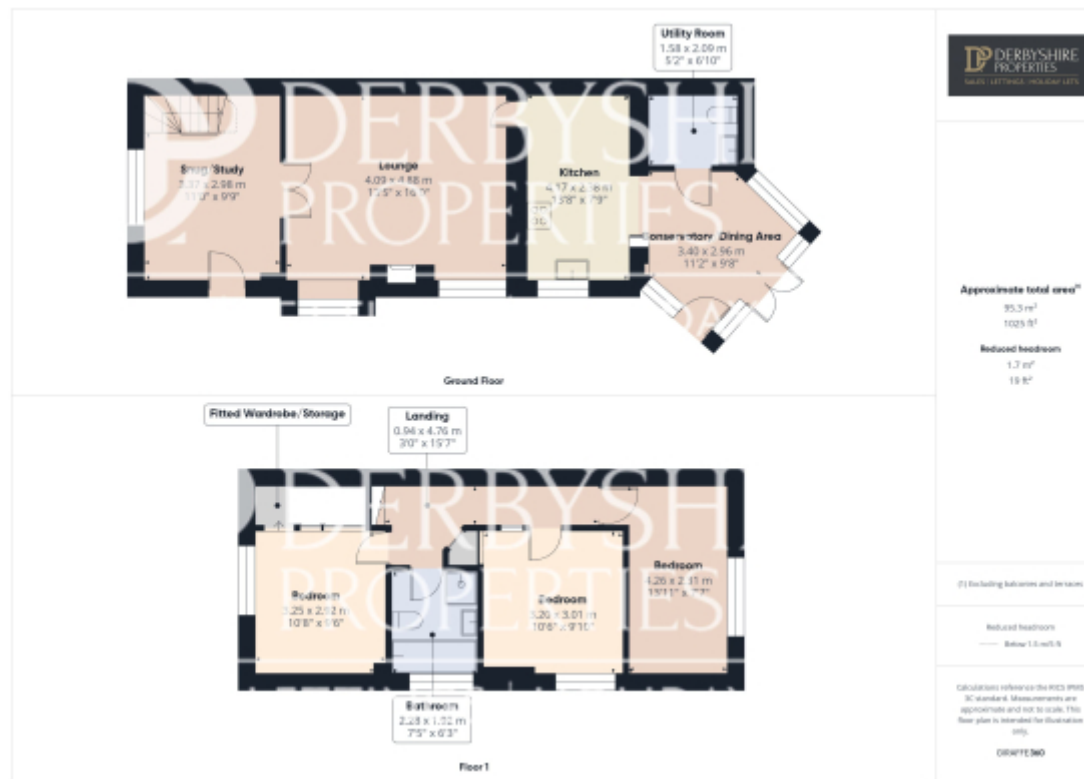
We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.






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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 73 | |
| (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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