



£550,000

Main Street, Ilkeston DE7 6AU

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Charming Detached Cottage
- 4 Bedrooms & 3 Reception Rooms
- Charm & Character Throughout
- Farmhouse Style Kitchen/Diner
- Utility/Shower Room
- x 2 Driveways (Front & Rear)
- Large Plot With Landscaped Gardens
- Ideal Family Purchase
- Village Location
- COUNCIL TAX BAND E

## Property Description

A unique opportunity to acquire this charming detached four-bedroom cottage, located within the sought-after village of Horsley Woodhouse. The property has been thoughtfully extended and renovated over the years to create a beautiful family home, whilst retaining an abundance of original features and character throughout.

## Main Particulars

Derbyshire Properties are delighted to present for sale this impressive character cottage, double glazed throughout, offering generous and versatile accommodation set within a centrally positioned, landscaped wrap around standing well off the road insuring a high degree of privacy. The grounds also benefit from extensive parking and a recently planted orchard area. We believe the property will ideally suit purchasers seeking a period home with space, character, and privacy from neighbouring properties.

### Accommodation

The ground floor briefly comprises: entrance porch, small entrance hallway, snug, living room, open-plan farmhouse-style kitchen/diner, dining room/study and a ground floor shower room/utility.

To the first floor, a landing provides access to four bedrooms and a family bathroom.

### Entrance Porch

3' 5" x 3' 7" (1.04m x 1.09m) Entered via a hardwood door from the front elevation, with a window to the side and an internal door leading into the main entrance hallway.

Front door opens into a porch with windows to either side and an internal door leading to a small tiled hallway.

### Entrance Hall

Featuring a carpeted staircase rising to the first floor, period-style wall-mounted radiator, tiled flooring, and cottage-style latched doors leading to the principal reception rooms.

### Snug

11' 10" x 11' 5" (3.61m x 3.48m) A wonderful characterful room with exposed ceiling beams, cupboard and log store set within the chimney recess, wood laminate flooring, radiator and decorative lighting. The focal point is a cast iron log burner stove set on a raised slate hearth.

A lead light window overlooks the front elevation, with internal doors leading to both kitchen and living room.

### Living Room

15' 3" x 15' 6" (4.65m x 4.72m) A spacious and inviting carpeted room ideal for family living, enjoying a dual aspect with windows to two elevations. Features include exposed beams, decorative wall lighting, 2 radiators, TV point.

The focal point is a floor-to ceiling brick fireplace with exposed timber lintels and feature alcoves.

### Farmhouse Kitchen/Dining

Recently remodelled and refitted, the kitchen comprises a range of shaker-style wall and base units incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Appliances include an integrated gas hob, electric oven, and dishwasher, with space for a fridge freezer. Vinyl cushion flooring, extractor fan, window, back door and triple fold glazed doors leading to a covered outdoor eating area.

The dining area offers under stairs storage, a vertical radiator and centres around an original stove with decorative surround and raised tiled hearth.

#### Dining Room/Study

11' 9" x 10' 1" (3.58m x 3.07m) Presently being used as a study, wood veneer flooring, windows to the front and side, exposed beams and 2 wall mounted radiators. the focal point is an open fireplace with decorative marble surround and raised tiled hearth.

#### Utility/Ground Floor Shower Room

8' 9" x 7' 3" (2.67m x 2.21m) Tiled flooring, windows to side elevation and skylight. Exposed ceiling beams, shower, toilet, sink unit, plumbing for washing machine, wall storage area and a wall mounted radiator.

#### First Floor

##### Landing

Accessed via the main staircase, featuring a decorative dado rail, cottage-style latched doors, loft access point, and access to all bedrooms and the family bathroom.

##### Bedroom 1

15' 2" x 11' 0" (4.62m x 3.35m) 15' 2" x 11' 0" (4.62m x 3.35m) A beautiful dual-aspect bedroom, carpeted floor with windows to the front and side elevations, pitched ceiling, radiator and ample space for bedroom furniture.

##### Bedroom 2

8' 5" x 11' 7" (2.57m x 3.53m) With a double-glazed window to the front elevation, Wooden flooring, radiator, and storage alcoves.

##### Bedroom 3

11' 9" x 10' 2" (3.58m x 3.10m) Featuring wood flooring, a double-glazed window to the front elevation, radiator, and door to wardrobe area.

##### Bedroom 4

11' 9" x 10' 8" (3.58m x 3.25m) With two double-glazed windows to the side and rear elevation, carpeted floor, decorative dado rail, and radiator.

##### Bathroom

11' 10" x 5' 6" (3.61m x 1.68m) Comprising a low-level WC, pedestal wash hand basin, and panelled bath with mains-fed shower and glass screen. Part-tiled walls, tiled flooring, radiator, and a double-glazed window to the front elevation.

##### Outside

To the front elevation is a gravel driveway providing parking for five to six vehicles, leading to a detached brick-built garage with light and power. The front garden is laid predominantly to lawn with a variety of fruit trees, a fenced vegetable patch, large workshop 12x10 with 6x5'6 extension with electricity. Large mower/log shed and garden tool shed 8x6, timber fencing, and conifer screening to boundaries and gated back garden.

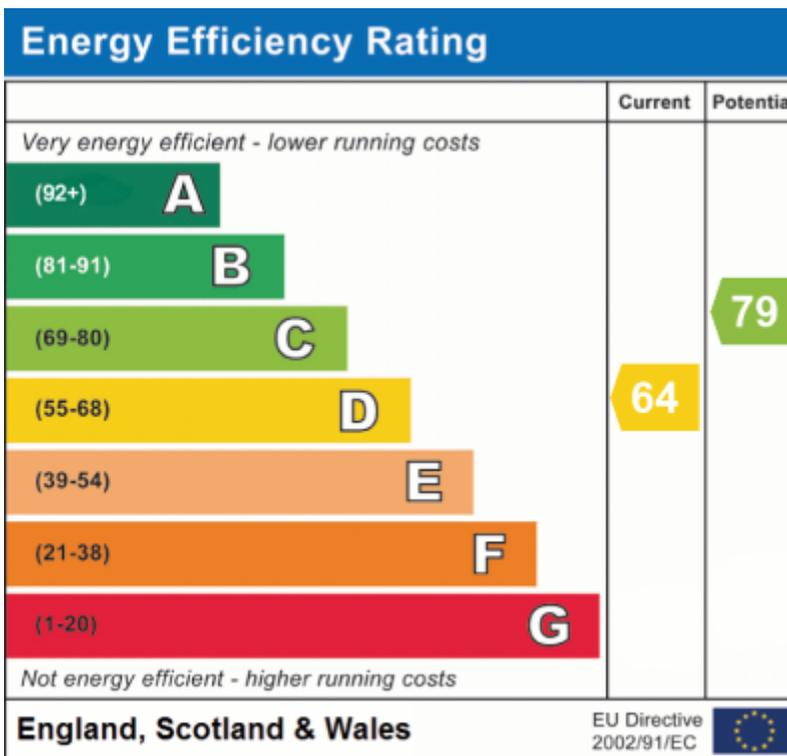
To the rear, a second driveway provides parking for an additional three to four vehicles from which is gated access that leads to the rear garden, which is mainly laid to lawn with a paved patio area featuring a steel pergola, well-stocked flowerbeds and borders, outside lighting, and an external water tap.

#### Disclaimer

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