

Home 2 Sell

Quality Service For Less



86 Fairfield Road

Horsley Woodhouse, DE7 6AS

£175,000





Entrance Hall

The property is entered via a composite door, central heating radiator, ceiling light, useful under stairs storage and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and hand wash basin.

Lounge Dining Room

22'7" x 10'4" (6.89m x 3.16m)

Having a feature electric fire, three central heating radiators, PVCu double glazed French doors to the rear garden aspect and a PVCu double glazed window to the front elevation, television point and ceiling lighting.

Fitted Kitchen

10'5" x 9'9" (3.18m x 2.99m)

Having a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap, integrated electric fan assisted oven, gas hob and stainless steel extractor canopy over, space and plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge freezer, PVCu double glazed window to the rear elevation, PVCu door with glazed insert to the rear garden aspect, recessed ceiling lighting and complimentary splash back tiling,

To the first floor landing

Having useful storage cupboard.

Bedroom One

10'3" x 9'5" extending 11'9" (3.13m x 2.88m extending 3.60m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Two

10'5" x 10'4" (3.20m x 3.15m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Three

7'0" extending 10'1" x 10'7" max (2.15m extending 3.09m x 3.23m max)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom

Having a four piece suite comprising of a close couple WC, pedestal hand wash basin, bath with panelled side and separate shower enclosure. PVCu double glazed opaque window and complimentary splash back tiling.

Outside

To the front the property is set back from the road having a tarmacadam driveway and adjacent lawn.

To the rear a block paved patio terrace ideal for al fresco dining and entertaining and a lawn area.

Area

The historic and sought after village of Horsley Woodhouse has a useful range of amenities including local primary school, shop, public house and some delightful countryside walks. The village is also well placed for the market town of Heanor and

is also situated within short commuting distance of Derby City Centre.

Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

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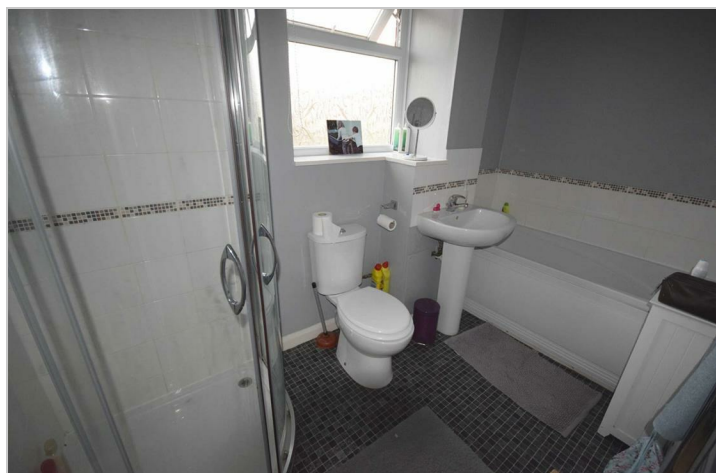
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Directional Note

Head out of Derby along the A61 Sir Frank Whittle Road heading north. On eventually reaching Little Eaton continue along the Alfreton Road into Little Eaton village and head out on the B6179 passing through the Coxbench area and eventually into Lower Kilburn. At the traffic lights turn right onto Bywell Lane and proceed through Kilburn along Church Street and then Main Street which leads into Horsley Woodhouse. In the centre of the village turn left onto Fairfield Road and the property will be found on the right hand side clearly identified by our distinctive Home2sell For Sale board.



Road Map



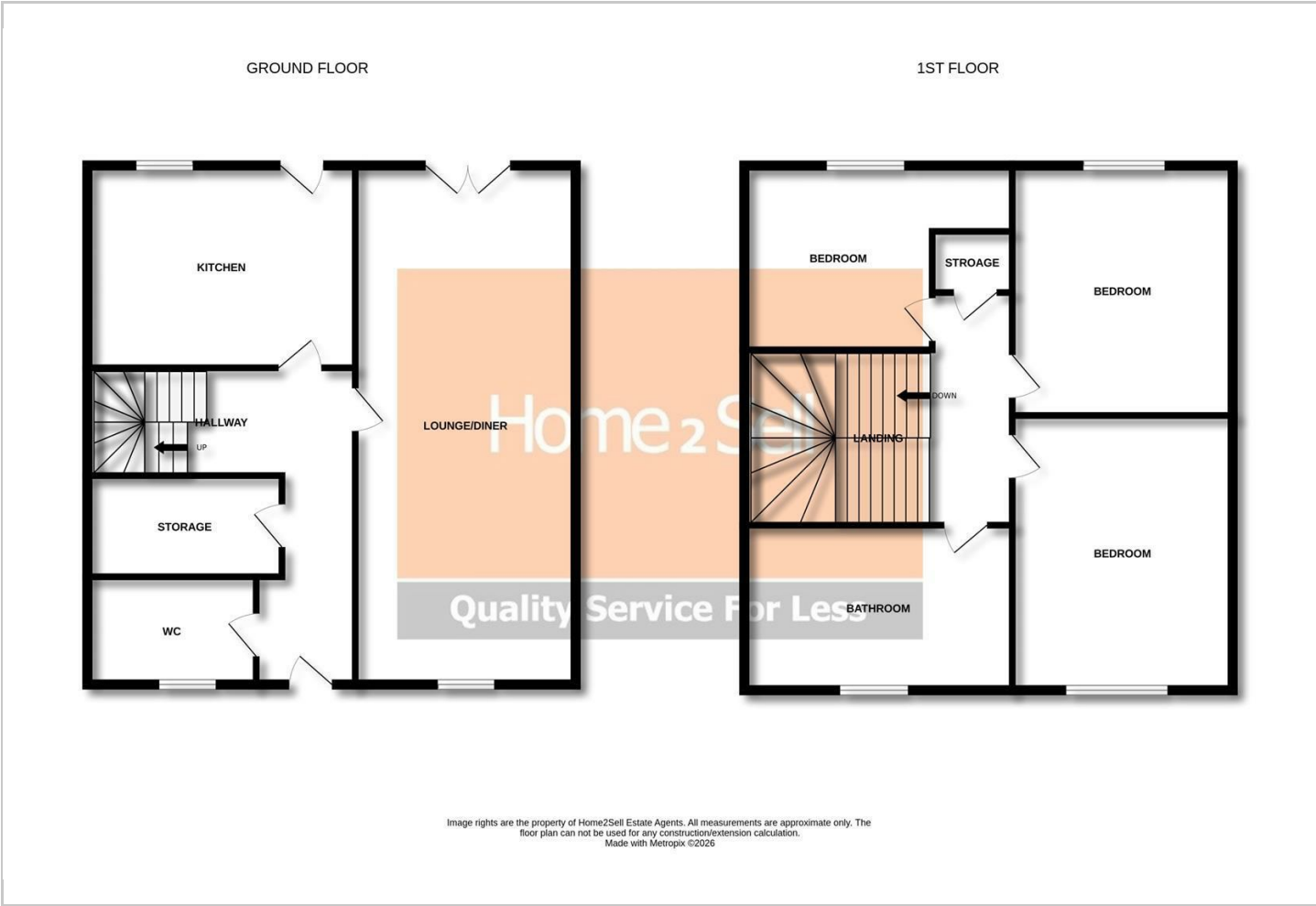
Hybrid Map



Terrain Map



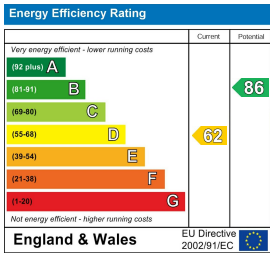
Floor Plan



Viewing

Please contact our Belper Lettings Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.