



## HEY COTTAGE, MAIN ROAD, BRAILSFORD, DE6 3DA

**PRICE: Offers Around £169,000**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
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**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**



## DESCRIPTION

A detached two bedroomed character cottage offering scope for modernisation, being located within the heart of this well regarded village, conveniently placed for ready access to both Derby and Ashbourne.

The property has gas central heating and briefly comprises conservatory, reception/dining hall, sitting room, kitchen, and bathroom to the ground floor. On the first floor there are two bedrooms and study landing/home office.

Externally there is a pleasant, enclosed garden enjoying a good degree of privacy.

## ACCOMMODATION

The property is approached by a

**Upvc Double Glazed Conservatory** 3.03m x 1.94m [9'11" x 6'4"] having tiled flooring and radiator. Door to

**Reception/Dining Hall** 3.37m x 3.03m [11'1" x 9'11"] overall measurements. Having a staircase leading to first floor with under stairs storage, wall mounted electric meter cupboard, front aspect upvc double glazed window, beamed ceiling and radiator. A door leads to the Sitting Room and two steps lead down to the Kitchen.

**Sitting Room** 3.55m x 3.37m [11'8" x 11'1"] having a beamed ceiling, double glazed windows to the front and rear and further side aspect single glazed window. Radiator and feature brick fireplace with polished wood surround and open grate.

**Kitchen** 3.35m x 2.47m [11' x 8'1"] comprising a range of pine kitchen units and drawers with pine work surface and inset two and a half bowl sink unit. Tiled splash back. Gas cooker point. Plumbing for washing machine. Space for three appliances. Beamed ceiling, rear aspect upvc double glazed window. Quarry tiled floor and radiator. Door to

**Lobby Area** with front aspect double glazed window and door to

**Bathroom** 3.28m x 1.92m [10'9" x 6'4"] overall measurements including the lobby. Comprising a bath with mains control shower over, pedestal wash hand basin, low flush wc and bidet. Double glazed windows to the side and rear. Partially tiled walls and radiator.

**First Floor Study Landing/Home Office** 3.38m x 3.03m [11'1" x 9'11"] overall measurements. With access to the roof space, radiator and rear aspect double glazed window. Doors lead to both bedrooms

**Bedroom One** 3.52m x 3.37m [11'7" x 11'1"] having side and rear aspect double glazed windows and radiator.

**Bedroom Two** 3.35m x 2.63m [11' x 8'8"] with rear aspect double glazed window, radiator and wash hand basin. Fitted triple wardrobe and cupboards, one of which houses the Worcester gas central heating boiler.

## OUTSIDE

There is a pleasant enclosed garden bordered by wooden panel fencing and hedging, with lawn and mature shrubs, bushes and trees. A pleasant patio provides a seating area for alfresco dining and there is a timber shed. The garden enjoys a good degree of privacy.



**SERVICES**

It is understood that all mains services are connected.

**FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

**TENURE**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

**COUNCIL TAX**

For Council Tax purposes the property is in band C.

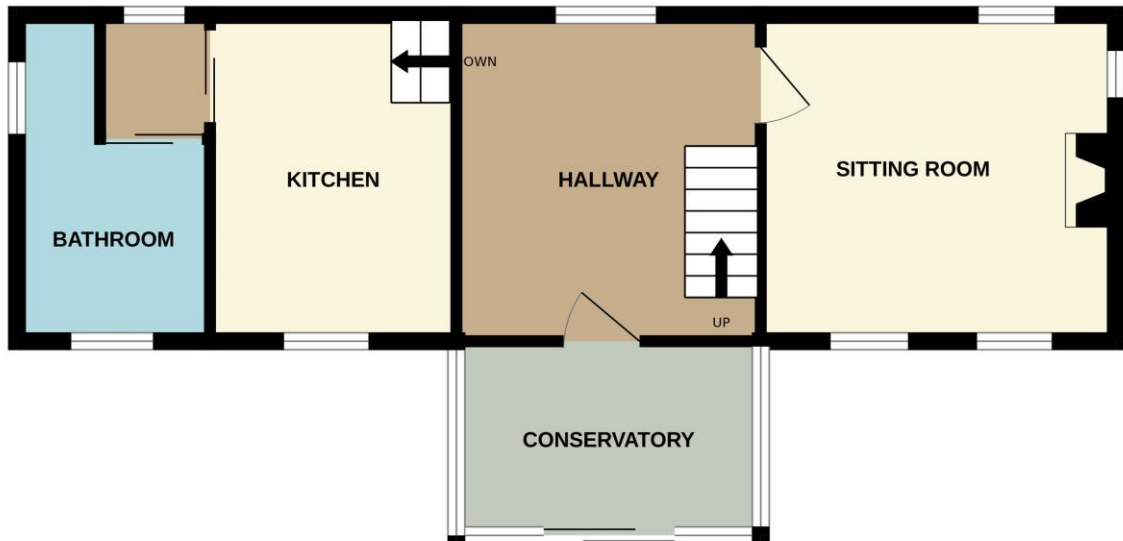
**EPC RATING E****VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

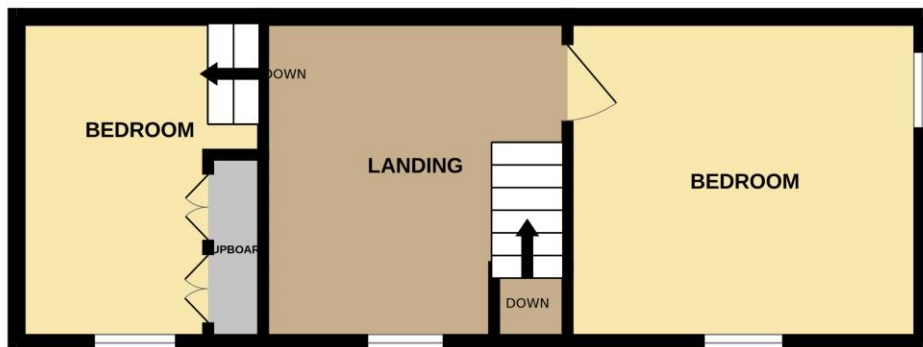
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GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.  
The particulars form no part of a contract or lease.