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## Bullock Lane, Ironville £240,000

- SEMI DETACHED CHARACTER COTTAGE
- STUNNING VIEWS
- TWO BEDROOMS
- DRIVEWAY AND GOOD SIZE GARDEN
- VIEWING ABSOLUTELY ESSENTIAL
- ENERGY RATING D



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Green & May are delighted to offer to the market this charming character cottage which goes by the name of "Steam Cottage" so named because of its delightful distant views of steam trains passing by. The property has been tastefully and sympathetically modernised with care and attention to detail which will be evident when viewing. Briefly the accommodation comprises: Lounge with feature log burning stove, classy fitted kitchen with a range of wall and base units. There is also a utility room with sink unit and plumbing for automatic washing machine. The kitchen and the utility room have under floor heating which can be controlled separately. To the first floor there are two bedrooms, and a chic bathroom with white three piece suite. There is a drench shower over the bath which is plumbed into the ceiling and a retractable hand held shower for added convince. There is also a boarded attic with skylight window to the rear providing excellent additional storage. There are far reaching delightful countryside views to the front, and there is a driveway which provides off road car parking. There are double opening gates for added security. The rear of the property backs onto woodland which offers privacy and the chance to be enriched by the solitude of nature. There is a generous garden which is laid to lawn with well established terraced areas with mature shrubs and trees. A few steps go up the garden where there is a nook ideal for sitting on a summer evening with a cool glass of wine! The garden offers a pleasant outdoor door space to relax and entertain. We would strongly recommend viewing this character cottage as soon as possible.

## Accommodation



### Lounge (12' 0" x 11' 0") or (3.66m x 3.35m)

This is a delightful lounge with double glazed window and door to the front elevation, engineered wood flooring, TV aerial connection point, vertical panel radiator, latch door to the kitchen and a log burning stove ideal for chilly winter evenings.



### Fitted Kitchen (11' 09" x 9' 07") or (3.58m x 2.92m)

Plus recess. This is a lovely fitted kitchen with a comprehensive range of wall and base units incorporating drawers, glass fronted units, contrasting counter tops with matching up-stands. There is room for a table, vertical column radiator, one and quarter bowl sink unit with mixer tap, which also has a filtered water lever. There are ceiling spot lights, under floor heating, under stairs store, double glazed window to the rear elevation and range style cooker with cooker hood.



### Utility Room (6' 04" x 6' 03") or (1.93m x 1.91m)

Widening to 7ft 8. With inset single drainer sink unit with spray mixer tap having cupboards below, wall units, work surface, plumbing for automatic washing machine, tiled floor with under floor heating and double glazed window and door.

## Landing

With access to the boarded loft, ceiling spot lights and airing cupboard.



### Bedroom 1 (17' 11" x 10' 11") or (5.46m x 3.33m)

This is a lovely spacious bedroom with two double glazed windows to the front elevation allowing plenty of natural light and stunning view to the front, ceiling spot lights, two central heating radiators, latched door to the landing and TV aerial connection point. The vendors inform us that this room has previously been split into two rooms.



### Bedroom 2 (11' 09" x 6' 07") or (3.58m x 2.01m)

The focal point to this room is the feature ornamental fireplace with cast iron grate. There are ceiling spot lights, central heating radiator and double glazed window to the rear elevation. The current vendor of the property uses this room as an office.



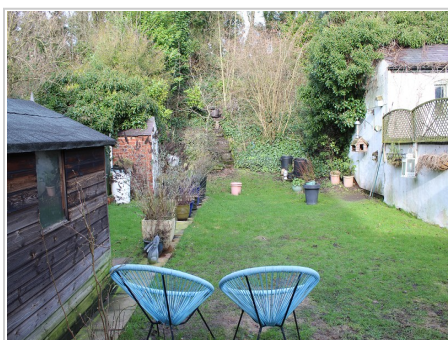
### Bathroom

This bathroom has definitely got the WOW factor with a deep double ended bath with overhead drenching shower which is plumbed into the ceiling and separate hand held retractable shower head, which is ideal for washing hair, low level WC with concealed cistern, deep wash hand basin with towel rail below and complementary tiling to the walls and floor. There is a vertical column radiator, double glazed window and latched door to the landing.



### Attic

The attic is boarded with skylight window to the rear.



### Outside

To the rear of the property there is a generous garden with lawn, terraced bank with well established shrubs and trees and steps going up to a nook. To the front there is a small stone wall surrounding a pebbled area and tree, with block paving to the front of the property.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser

tape measure. The vendors inform us that there is a septic tank which is located on the neighbouring property. Potential purchasers are also advised that there is a flying freehold.

## Services

Mains electricity, mains water, mains gas

EPC Rating:57

## Tenure

We are informed that the tenure is Freehold

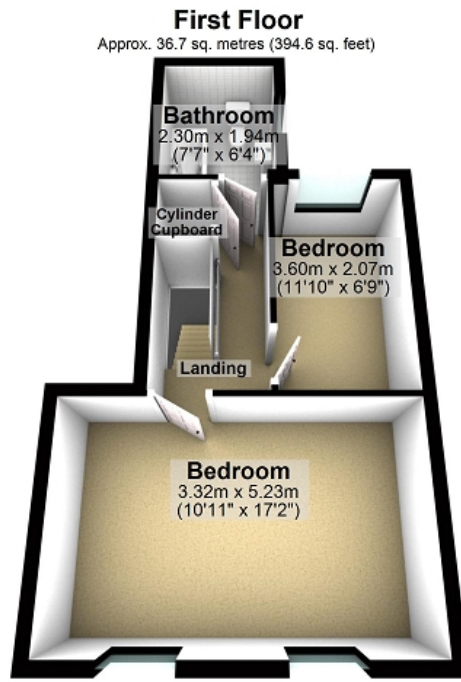
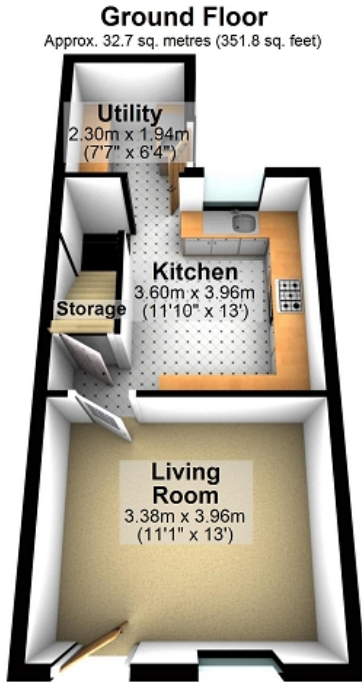
## Council Tax

Band B


## Directions

For Satellite Navigation the Post Code is NG16 5NP





Total area: approx. 69.3 sq. metres (746.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.