



Ivy Cottages, Isley Walton, Derby





## Property Description

A well presented two bedroom semi-detached house situated in the highly desirable village of Isley Walton with off road parking, generous garden & stunning open views. The accommodation briefly comprises:- entrance hall, two spacious reception rooms one with traditional fire place and one with a wood burning stove, fitted kitchen, conservatory, utility room and cloaks W/C. To the first floor; the master bedroom overlooking beautiful views, a second double bedroom and family bathroom. Outside:- to the side of the property is a gravelled driveway providing off road parking for two vehicles. To the rear is a generous lawned garden with a gravel patio area. Isley Walton is a desirable village in between Melbourne and Castle Donington. Melbourne itself enjoys a high standard of amenities including the Sainsburys supermarket, Post office, doctors and dentist surgery and a wide range of quality public houses and restaurants whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads nearby. Castle Donington has a wider range of amenities and is also well placed for the commuter.

## Entrance Hallway

Having an entrance door, UPVC double glazed window, wall light and stairs leading to the first floor.

## Lounge

12' 1" x 17' 6" max ( 3.68m x 5.33m max )  
Having dual aspect UPVC double glazed windows to the front and side elevation, open fireplace, radiator and TV/ telephone point.

## Dining Room

12' 7" x 13' 11" max ( 3.84m x 4.24m max )  
Having single glazed window overlooking the kitchen, wood burner, radiator and access to downstairs W/C.

## Kitchen

11' 3" x 6' ( 3.43m x 1.83m )  
Fitted with wall and base units with laminate work surfaces over with matching up stands, stainless steel sink and drainer, integrated electric fan oven with electric hob and extractor hood over, space and plumbing for dishwasher.

## Utility Room

6' 5" x 6' ( 1.96m x 1.83m )  
Fitted base units with laminate work surfaces over, double glazed window to the side elevation, spacing and plumbing for washing machine/dryer and gas combi boiler.

## Conservatory

6' 7" x 14' 6" ( 2.01m x 4.42m )  
Having UPVC windows to the rear and side elevation, radiator and carpet flooring.

## Landing

Having UPVC double glazed window to the side elevation.

## Bedroom 1

13' 10" x 13' 2" ( 4.22m x 4.01m )

Having UPVC window to the rear and side elevation, radiator and loft access.

## Bedroom 2

12' x 10' 1" ( 3.66m x 3.07m )

Having UPVC double glazed window to the front elevation and radiator.

## Bathroom

Fitted with a white three piece suite comprising:- panelled bath with electric shower over, pedestal wash basin and low level WC. Tiled flooring, chrome heated towel rail and UPVC double glazed window to the side elevation.

## Outside

To the side of the property is a gravelled driveway providing off road parking for two vehicles. To the rear is a generous lawned garden with a gravel patio area.

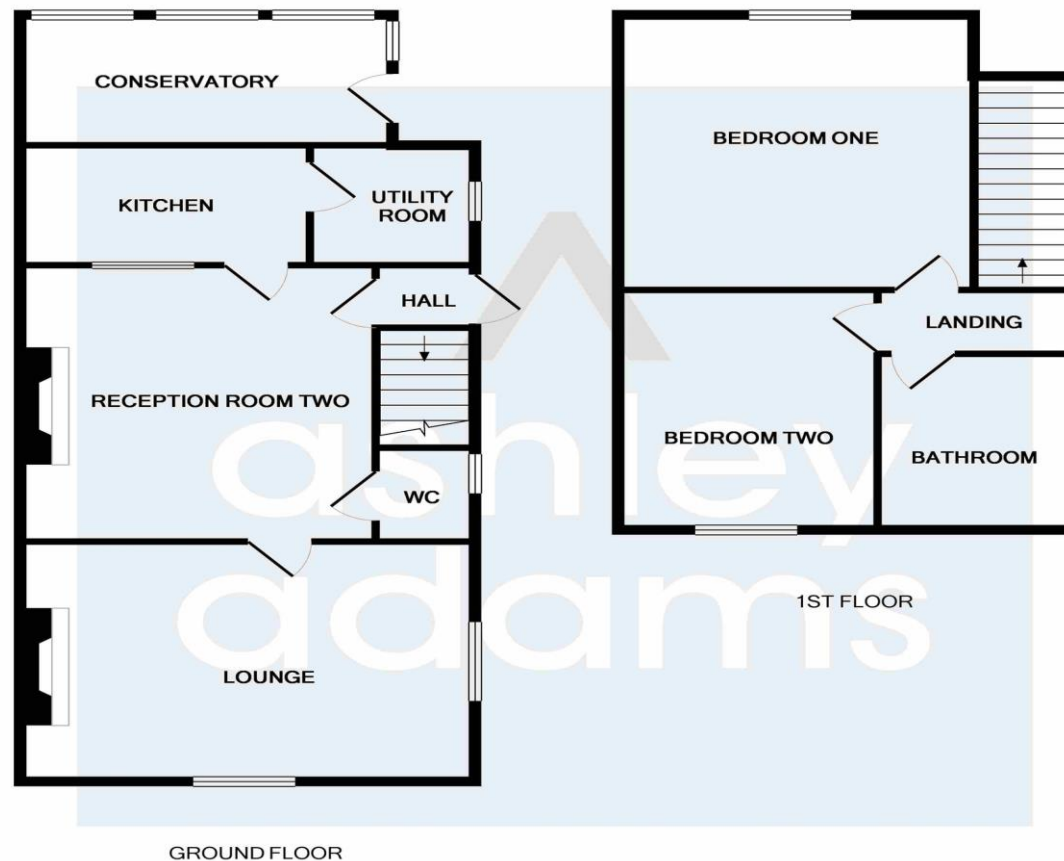












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