



Twyford Road
Barrow-On-Trent Derby



Property Description

A delightful three bedroom character cottage in particularly private, highly desirable location with walled garden and off road parking. Having a wealth of period features which must be viewed to be fully appreciated. The property has gas fired central heating system and UPVC double glazing and briefly the accommodation comprises:- Lounge with feature ingle nook fireplace and log burning stove, spacious dining room, fitted kitchen, inner hall with stairs off to first floor. To the first floor are three well proportioned bedrooms and bathroom. Outside the property has gated access to a gravelled driveway providing off road parking, useful brick store/workshop, further log store, beautifully presented walled lawned garden & further patio area to the side. Offered with no upward chain.

Lounge

12' 6" x 12' 10" (3.81m x 3.91m)
Having front UPVC double glazed entrance door. A particular feature of the room is the brick inglenook fireplace incorporating a log burning stove and quarry tiled hearth with stone mantel over, beams to the ceiling, UPVC double glazed window to the front elevation gives aspect over the garden, feature laminate flooring, UPVC double glazed panel to the rear elevation three wall light points and door giving access into the rear lobby and then in-turn into:

Dining Room

12' 6" x 10' 11" (3.81m x 3.33m)
Having double glazed window to the side elevation, panelled door giving access to the side, central heating radiator and brick fireplace with quarry tiled hearth incorporating coal effect gas fire.

Inner Hall

Having open spindle staircase off to the first floor, laminate flooring, UPVC double glazed window to the rear elevation, laminate flooring, central heating radiator and panelled door

gives access to understairs store: with Ideal combi boiler providing the property with domestic hot water and central heating and hanging rail for ease of storage.

Kitchen

8' 9" x 10' (2.67m x 3.05m)
Having a range of matching wall and base units with roll-edge laminate work surfaces over, stainless steel extractor hood, tiled splash-back, dish washer, drainer and a quarter stainless steel sink unit with chrome mixer tap over and window to the front and rear elevation.

First Floor Landing

Having central heating radiator and UPVC double glazed window to the rear elevation.

Bedroom One

12' 6" x 11' (3.81m x 3.35m)
Having double glazed window to the side elevation and central heating radiator.

Bedroom Two

9' 6" x 13' 1" (2.90m x 3.99m)
Having UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

14ft 5 max including bulk head from the stairs x 6ft 7 min plus door recess
Having UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

Having a three piece white suite comprising panelled bath with mains chrome shower over and glazed shower screen, pedestal wash hand basin, low level WC, walls and flooring are ceramic tiled, UPVC double glazed opaque window to the side elevation and central heating radiator.

Outside

The property is access via a timber drive gates giving access to a gravelled driveway providing off road parking, two useful brick stores, side garden area which is majority gravelled, paved path leading to the side door with lantern light over. The main garden is to the front of the property which is majority walled and laid mainly to lawn with paved patio and shrub bed borders inset with plants. Covered storm porch to the front area with lantern light.

Brick Store One

9' 5" x 12' 9" (2.87m x 3.89m)

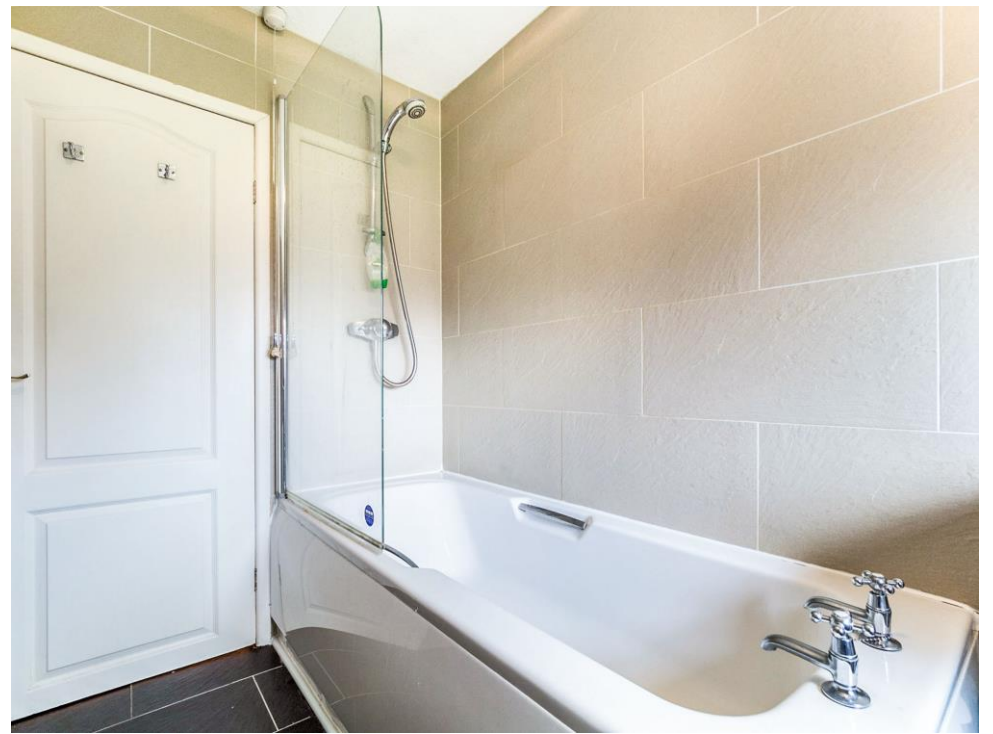
Having light, power and single drainer stainless steel sink.

Brick Store Two

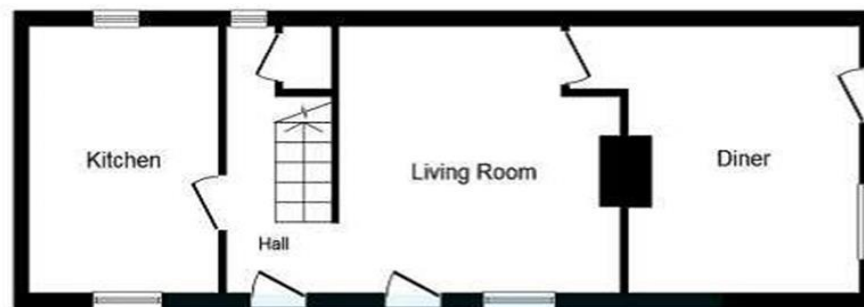
12' 4" x 4' 7" (3.76m x 1.40m)

Covered with a sloping polycarbonate roof and currently used as a log store.

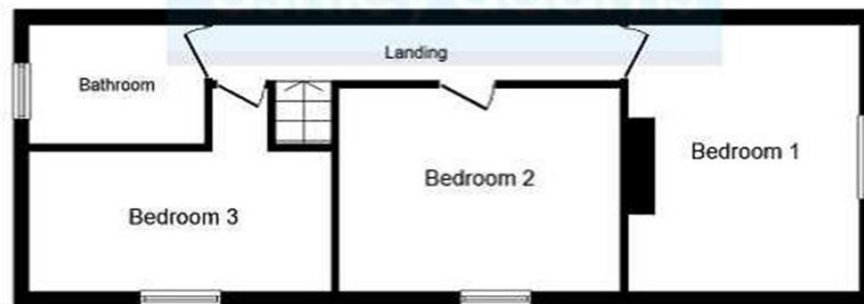








Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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