



## Hemington Hill

Hemington, Derby, DE74 2RA

**Offers Over £350,000**



# Property Features

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- TWO BEDROOMS
- SHOWER ROOM UPSTAIRS
- W.C. DOWNSTAIRS
- STUDY
- CONSERVATORY
- KITCHEN
- LOUNGE
- LIVING ROOM
- VAULTED CELLAR
- GARAGE

## Full Description

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What a STUNNING SEMI-DETACHED COTTAGE!

Tastefully renovated by the current owners, there are TWO BEDROOMS and a SHOWER ROOM which are DELIGHTFUL upstairs. Downstairs, there is a LOUNGE with an ADJOINING LIVING ROOM complete with ORIGINAL FIREPLACE, a STUDY making it IDEAL TO WORK FROM HOME, a DOWNSTAIRS W.C., CONSERVATORY which is BIG ENOUGH FOR A HUGE DINING TABLE AND CHAIRS and a MODERN KITCHEN. There is also a traditional vaulted CELLAR, providing plenty of storage space. Outside there is a SINGLE GARAGE and parking for two cars to the front of the property. The front has been BEAUTIFULLY LANDSCAPED and includes BLACK AND WHITE DIAMOND TILED PATH taking you up to the front door. At the rear is a SIZEABLE GARDEN with a LOVELY PERGOLA, plenty of PATIO SPACE and LAID TO LAWN. This won't be around for long, so book your viewing today!

### ENTRANCE

Door into living room.

### LIVING ROOM

12' 4" x 11' 8" (3.76m x 3.56m)

Double glazed windows to both front and side elevations, feature fireplace with open fire, exposed beams to ceiling, wooden flooring, built in storage units in alcoves and open into lounge.

### LOUNGE

12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed window to front elevation, radiator, continuation of wooden flooring, exposed beams to ceiling, door concealing stairs to first floor, door into conservatory and door into study.



## STUDY

14' 11" x 5' 11" (4.55m x 1.8m)

Double glazed window to side elevation, space for desk and chair, fitted wardrobes and storage to either side, down lights and doors into downstairs w.c. and down to the cellar.



## DOWNSTAIRS W.C.

Fitted with a two piece suite comprising back to wall w.c. and wash hand basin, and tiled flooring.

## CELLAR

11' 5" x 10' 5" (3.48m x 3.18m)

## CONSERVATORY

16' 5" x 13' 8" max. (5m x 4.17m)

Brick and double glazed construction with radiator, wooden flooring, door into kitchen and external door leading out into the garden.



## KITCHEN

14' 3" max. x 6' 11" (4.34m x 2.11m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, eye-level double oven, built in ceramic hob, integrated extractor hood, under-counter space and plumbing for washing machine and dishwasher, under-counter fridge, breakfast bar, radiator, wall-mounted boiler, tiled flooring and three double glazed windows to side elevations.

## LANDING

Double glazed window to side elevation and doors to both bedrooms and bathroom.



## BEDROOM ONE

12' 2" x 11' 8" (3.71m x 3.56m)

Double glazed window to front elevation, fitted wardrobes, feature fireplace and radiator.

## BEDROOM TWO

12' 0" x 10' 3" (3.66m x 3.12m)

Double glazed windows to front and side elevations, feature fireplace and radiator.

## FAMILY BATHROOM

Fitted with a three piece suite comprising close coupled w.c., wash hand basin with storage unit beneath and walk-in shower with rain-fall shower head and additional shower attachment, tiled flooring, partially tiled walls and double glazed window to side elevation.





### GARAGE

17' 0" x 8' 7" (5.18m x 2.62m)

Single garage ideal for keeping an extra car in the dry or use as additional storage.

### OUTSIDE

To the side of the property is a generous private garden with shingle pathway, lawn area, paved patio with pergola and personnel door to the garage to the immediate rear, paved steps leading down to a larger paved patio area, and further lawn area beyond, all enclosed by wooden fencing and hedges.



### Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

### Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

### Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

### Measurements

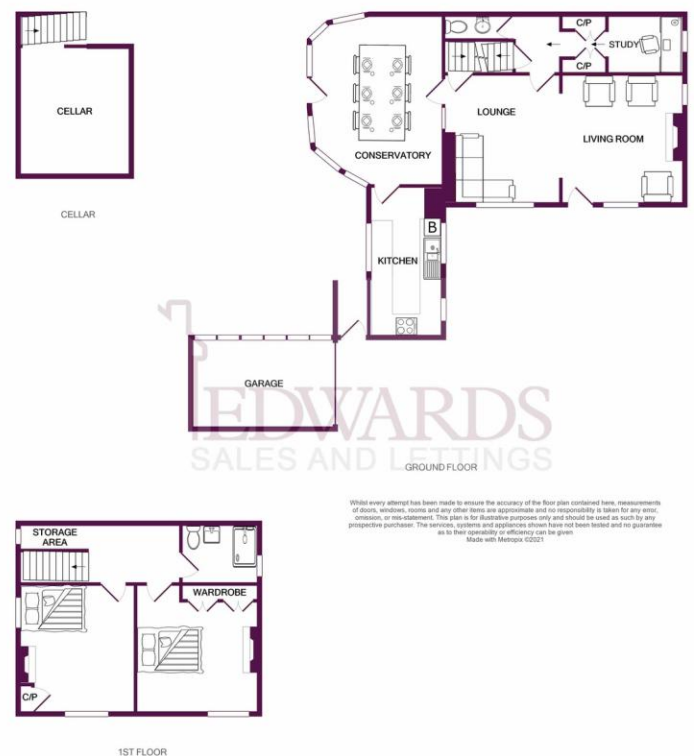
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

### General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



Whilst every effort has been made to ensure the accuracy of the floor plan 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 is given for their operability or efficiency can be given.  
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