whitegates









Golden Valley, Horsley Woodhouse, DE7 6BA

3 | 1 | 2 | EPC D

Asking Price: £590,000

Freehold



Golden Valley,
Horsley Woodhouse, DE7 6BA

3 bedrooms
1 bathroom
2 reception rooms

Asking Price: £590,000

- Large Detached House
- Stunning Sought After Location
- Three Good Bedrooms, Two Receptions
- Kitchen & Utility Room
- Detached Double Garage
- Large Gardens
- Overlooks Golden Valley
- No Upward Chain

Council Tax Band: F

A rare opportunity to purchase a home in a very sought after location on a large plot with superb gardens. The individually built house offers deceptively spacious accommodation and overlooks Golden Valley. An internal inspection is essential to appreciate the accommodation on offer and benefits include double glazing where specified and gas central heating. Porch, reception hall, downstairs WC, lounge, dining room, kitchen, utility room. Galleried landing, three good size bedrooms and a bathroom. Driveway with a double detached garage and large rear garden with a private rear aspect. NO UPWARD CHAIN.

Porch

4'9" x 8'10" (1.45m x 2.7m)

UPVC double glazed door and window and a single glazed window to the front aspect and a tiled floor.

Reception Room

14'9" x 11'10" (4.5m x 3.6m)

Double glazed bowed window to the front aspect, stairs to the first floor landing with an under stairs storage cupboard, wooden floor and a radiator.

WC

8'6" x 3'3" (2.6m x 1m)







Low flush WC, hand wash basin, tiled walls and floor and a double glazed obscure window to the front aspect.

Lounge

17'11" x 15'6" (5.46m x 4.72m)

Real flame coal effect gas fire with a marble hearth and inset and a feature fire surround and display mantle over. Double glazed bowed window to the rear aspect, radiator and double folding doors into the dining room.

Dining Room

14'1" x 10'8" (4.3m x 3.25m)

Double glazed sliding patio door to the rear aspect and a radiator.

Kitchen

14'1" x 11'4" (4.3m x 3.45m)

Base and eye level kitchen units with roll top work surfaces and tiled splash areas. Stainless steel single drainer sink unit with one and a half bowls, space for domestic appliances, tiled floor, radiator and UPVC double glazed windows to both the front and side aspects.

Utility Room

10' x 7'4" (3.05m x 2.24m)

Base and eye level cupboards, stainless steel single drainer sink unit, plumbing and space for a washing machine, further space for domestic appliances, tiled floor, radiator. Double glazed window and a single glazed door to the side aspect. Wall mounted replacement combination condensing gas boiler.

Galleried Landing

Double glazed square bay window to the front aspect, radiator and access to the loft space.

Bedroom One

15'7" x 13'1" (4.75m x 4m)

Double glazed square bay window to the rear aspect and a radiator.

Bedroom Two

13'2" x 10'10" (4.01m x 3.3m)

Double glazed square bay window to the rear aspect and a radiator.

Bedroom Three

11'2" x 12'2" (3.4m x 3.7m)

Double glazed window to the front aspect and a radiator.

Bathroom

11'4" x 9'2" (3.45m x 2.8m)

Step in shower cubicle, low flush WC, bidet, bath, hand wash basin set into a vanity unit, tiled walls, built in storage cupboard, radiator and a double glazed obscure window to the side aspect.

Front

The property is set well back from the road with a stone gravelled driveway allowing parking for several cars and there is pedestrian access along the side of the property to the rear.

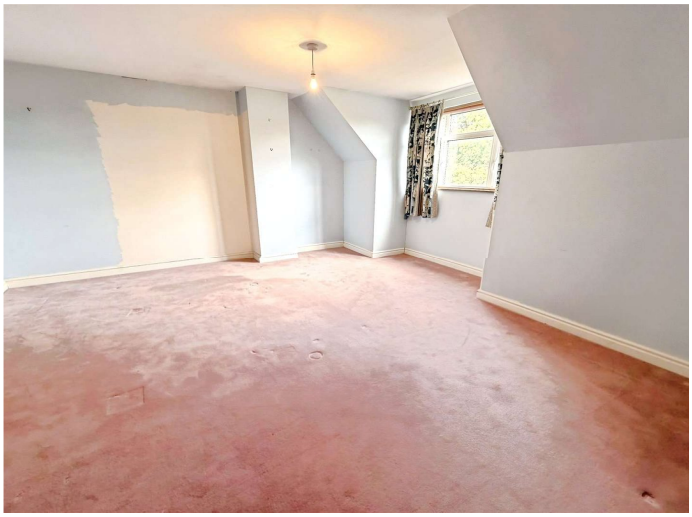
Double Garage

Detached double garage with two single up and over doors to the front aspect.

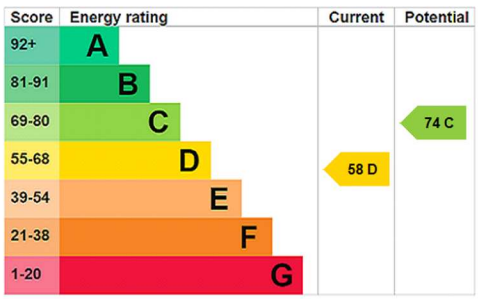
Rear

Paved patio area with a fountain water feature leading to the large lawned garden which have various mature fruit trees and a private rear aspect backing onto open countryside.





















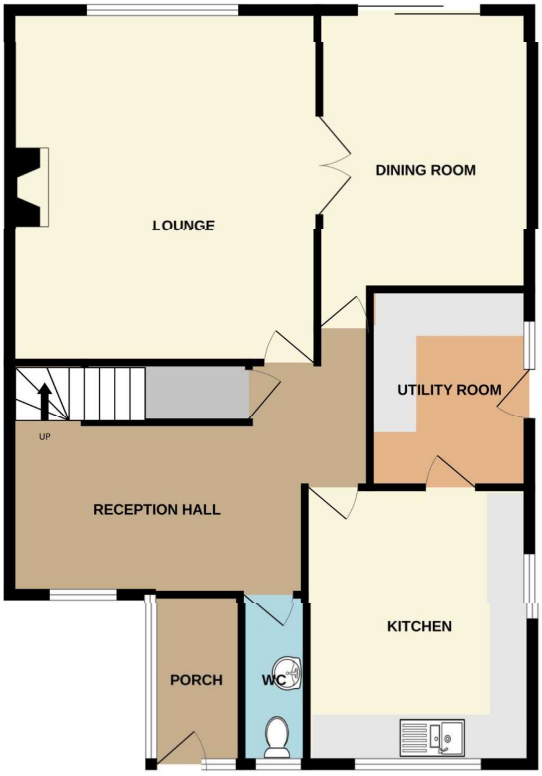




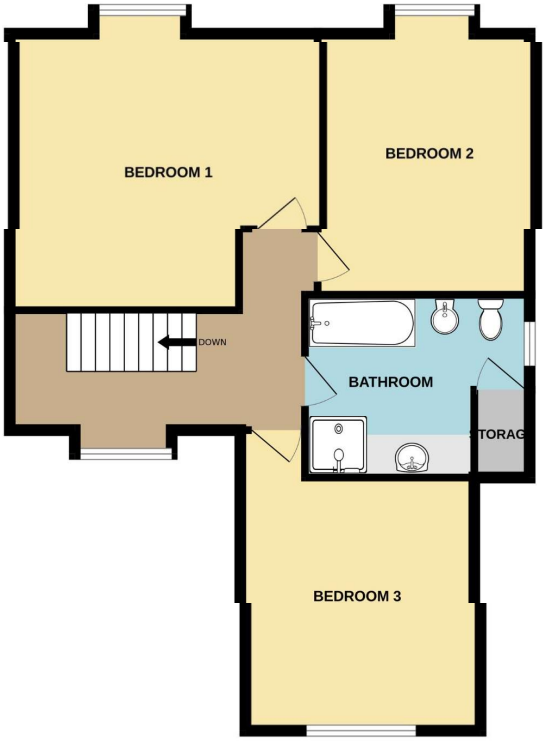




GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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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0115 932 2376
ilkeston@whitegates.co.uk
www.whitegates.co.uk

Whitegates Ilkeston

7 Bath Street, Ilkeston, Derbyshire,
DE7 8AH

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