

CURRAN  
BIRDS  
+  
CO

Hill View Close  
Horsley Woodhouse  
£775 Per Month



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



AVAILABLE AUGUST - Situated in the desirable village of Horsley Woodhouse this well presented modern townhouse offers a blend of contemporary design and modern living, perfect for young professionals or those looking to rent a stylish, low maintenance home. This modern two bedroom mid townhouse boasts contemporary fittings, a modern kitchen, and a spacious living room that opens to a quiet, low maintenance garden. The home has been thoughtfully designed with high-quality materials, including wood grain effect flooring and built-in wardrobes, ensuring ample storage space. With gas central heating, uPVC double glazing, and excellent transport links, this property is the ideal choice for anyone seeking comfort and convenience in a peaceful setting.





#### The Detail:

Upon entering Hill View Close, you are welcomed by an inviting hallway featuring wood panelling and built-in storage, leading to a staircase that ascends to the first floor landing. The contemporary kitchen showcases white high-gloss units, a laminated concrete effect work surface, and integrated appliances, including a stainless steel electric oven, hob, and extractor. The spacious living room, enhanced by a media unit and grey wood grain effect laminate flooring, opens to the rear garden through a composite panel doorway, creating a seamless flow between indoor and outdoor spaces.

Upstairs, the primary bedroom benefits from full width built-in wardrobes and overlooks the peaceful rear garden. The second bedroom, also with wood panelling and additional storage, enjoys views to the front. The stylish shower room is fitted with modern features such as a chrome waterfall style mixer tap, a vanity unit, and a heated towel rail. Outside, the property offers low maintenance living, with a block paved front garden bordered by decorative metal railings and a rear garden featuring a timber decked seating area, raised planting beds, and a timber framed shed.







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### The Location:

Horsley Woodhouse is a sought after village, known for its tranquil setting and proximity to key locations such as Belper, Derby, and Ripley. Residents enjoy easy access to major road networks, including the A38 and M1, making it ideal for commuters.

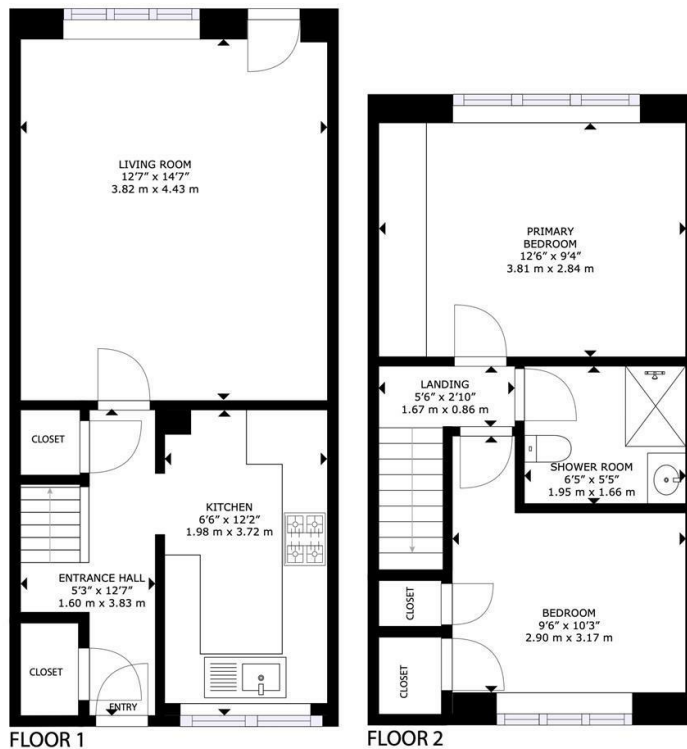
The village offers a range of amenities, including local shops, pubs, and scenic countryside walks.

With excellent transport links and good local schools nearby, Horsley Woodhouse is a perfect choice for those seeking a balance of rural charm and urban convenience.









GROSS INTERNAL AREA  
 FLOOR 1: 350 sq. ft, 32 m<sup>2</sup>, FLOOR 2: 307 sq. ft, 28 m<sup>2</sup>  
 TOTAL: 657 sq. ft, 61 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Modern Two Bedroom Mid Townhouse
- Well Presented, Contemporary Fittings
- Gas Central Heating, uPVC Double Glazing
- Entrance Hallway, Storage Cupboard, Contemporary Kitchen
- Spacious Living Room
- Two Bedrooms And Contemporary Shower Room
- Ideal For Young Professionals
- Easy Access To Belper, Derby, And Ripley
- Excellent Access To Road Networks, A38, And M1 Motorway
- Available August

### Size

Approx 657.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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*Let's Talk*

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