







This stunning three-bedroom character coach house, nestled in a desirable rural setting, offers the perfect blend of traditional charm and modern living. With easy access to local amenities and transport links, this property boasts a wealth of features both inside and out. The ground floor features a beautiful kitchen with a vaulted ceiling, a utility room, a formal living room, an office, a spacious dining room leading to a sunroom, and a convenient downstairs toilet. The property further benefits from a double detached garage, a generous tarmac driveway, and access to a courtyard providing additional parking. A well-maintained side garden and landscaped garden provide delightful outdoor spaces. Upstairs, you'll find three well-proportioned bedrooms and a large family bathroom with a luxurious four-piece suite. Viewing is highly recommended to appreciate the space and character this property offers.





## Accommodation

### Ground Floor:

On the ground floor, the entrance hallway greets you with a welcoming space, featuring stairs rising to the first floor. The spacious formal living room provides a cosy setting, while the kitchen, with its stunning vaulted ceiling, offers an impressive space to cook and entertain. The kitchen is complemented by a utility room, providing convenient access to laundry facilities. A spacious dining room flows into a sunroom, offering an abundance of natural light and perfect for enjoying the views of the garden. An office space and a convenient downstairs toilet complete the ground floor, offering versatile living and working spaces.

### First Floor:

Upstairs, the property offers three well-proportioned bedrooms, each providing ample space and light. The large family bathroom is fitted with a four-piece suite, offering a bath, shower, wash hand basin, and low-level WC, providing a great space for family living. The first floor is an ideal retreat, offering comfort and privacy.

### Outside:

Externally, the property is complemented by a double detached garage, a good-sized tarmac driveway, and access to a courtyard with additional parking. The side garden offers a secluded space, while the beautifully landscaped garden directly to the property enhances the overall appeal. With its established plants and well-maintained lawn areas, this outdoor space provides an ideal environment for relaxation and outdoor entertaining.



### Location:

Hoon Ridge is ideally positioned next to open countryside, with access via a quiet lane off Derby Road. The property is well-connected, with easy access to the A50 and A38, offering quick routes to nearby cities like Derby, Nottingham, Stoke-on-Trent, and Birmingham. For those travelling by train, Derby Station provides direct services to London and the southeast, with journeys to London St Pancras taking around hour and a half. Additionally, East Midlands Airport, located just 19 miles away, provides excellent links for both national and international travel.



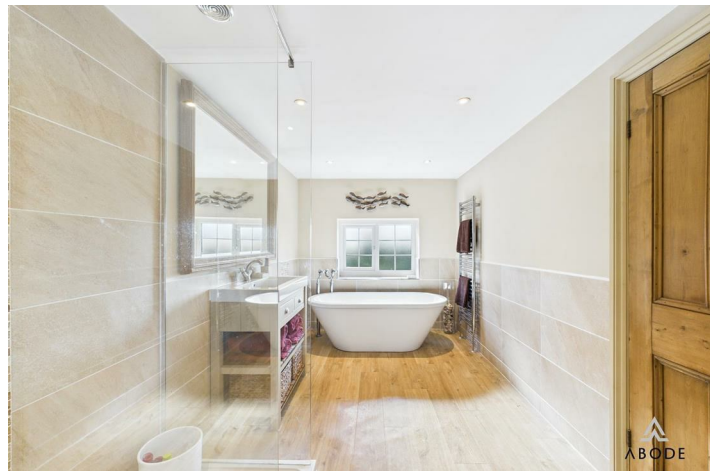
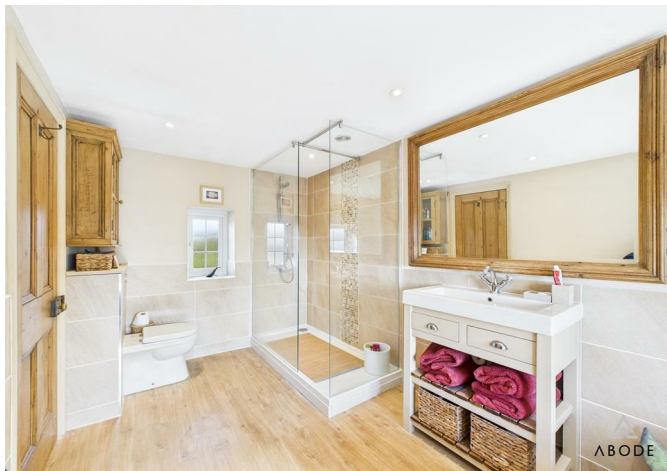












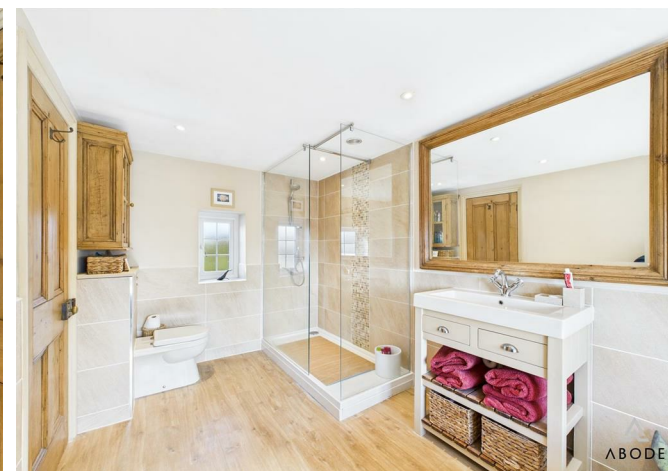
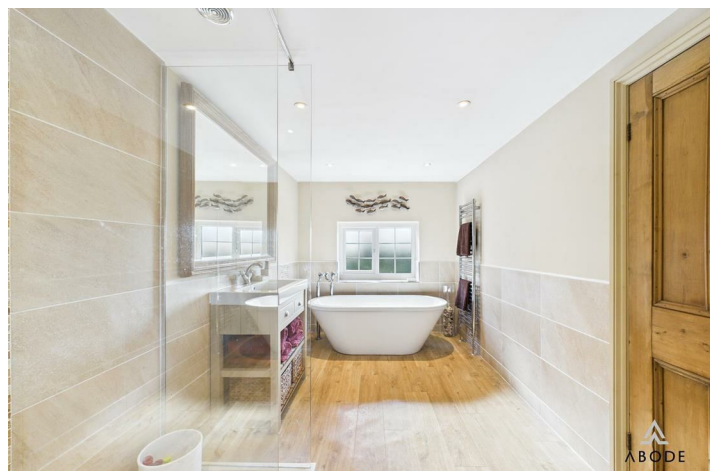
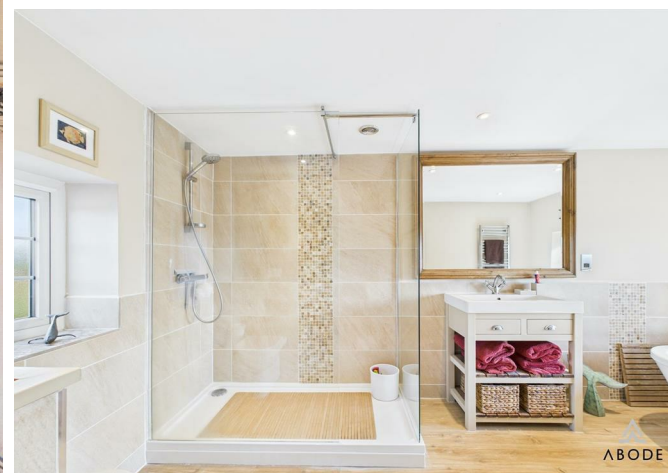




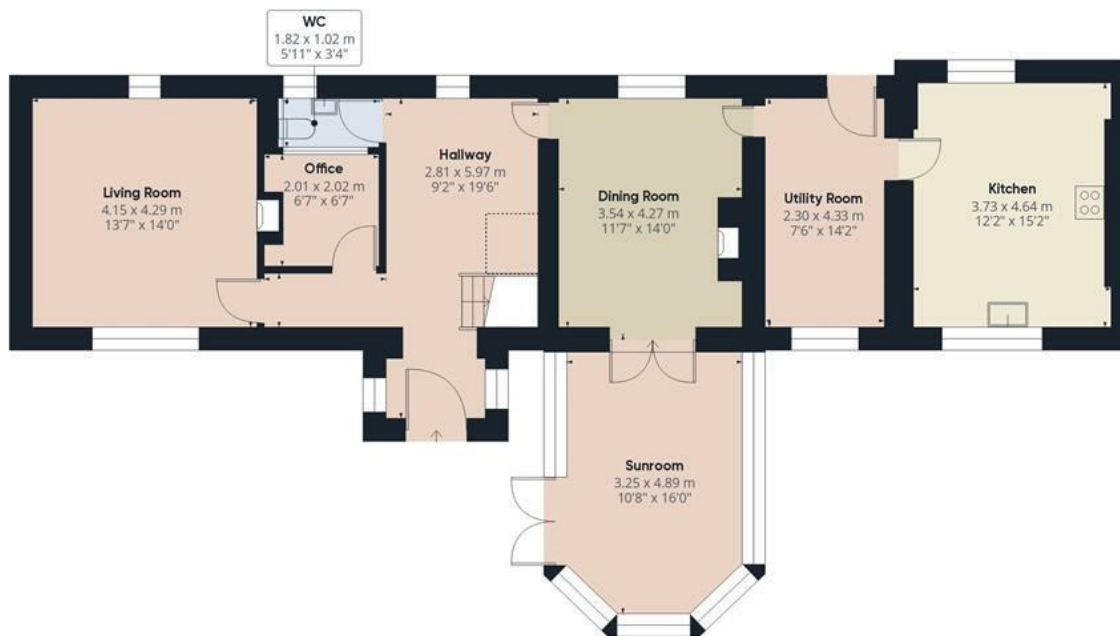












Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

159.1 m<sup>2</sup>

1712.56 ft<sup>2</sup>

**Reduced headroom**

1.05 m<sup>2</sup>

11.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

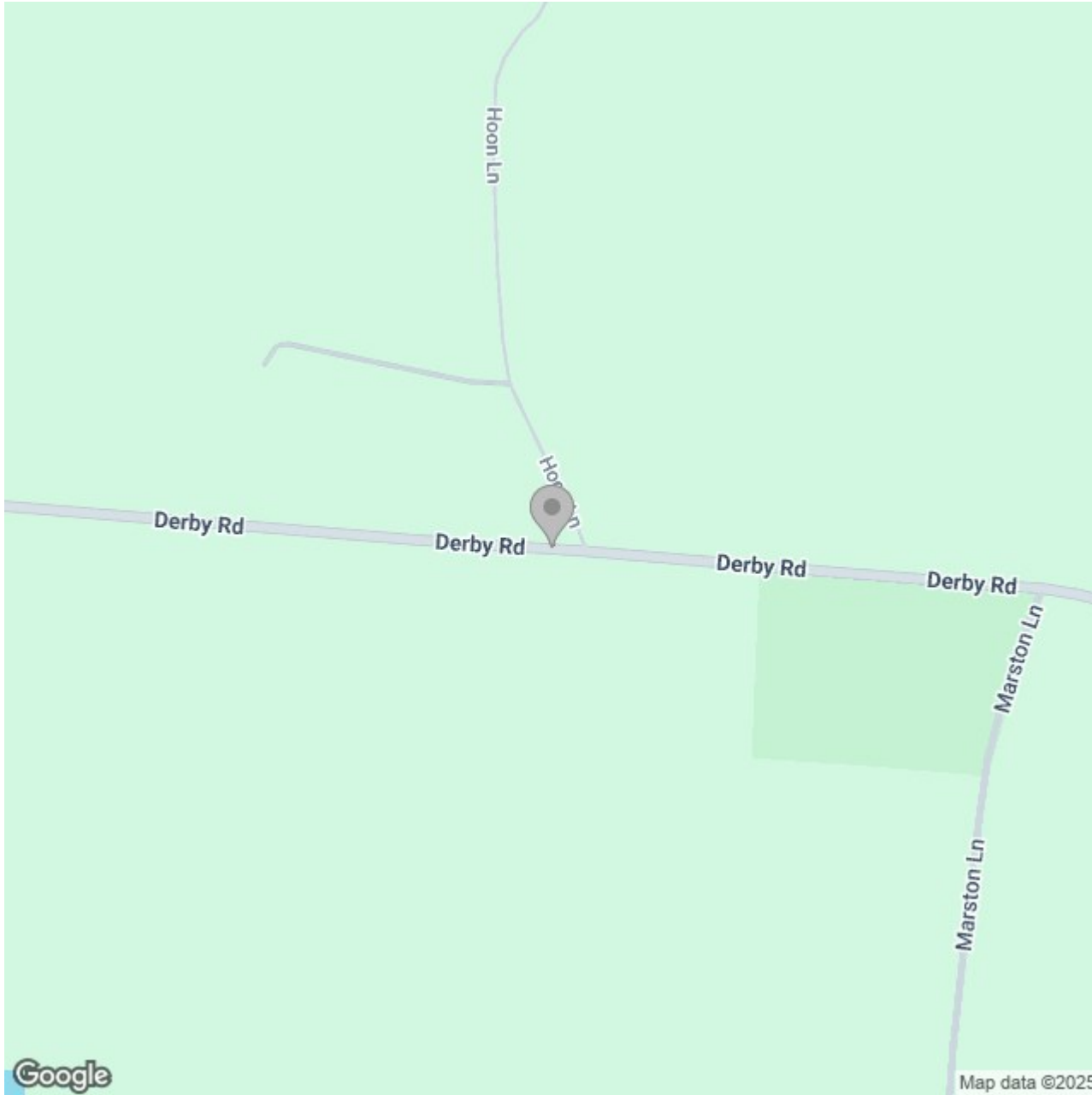
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 