

Pastures Drive, Smalley, Ilkeston, Derbyshire. DE7 6PF

£525,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present his beautifully presented executive detached four bedroom family home located in private cul-de-sac location. The property offers quality fixtures and fittings throughout and is superbly presented. Briefly comprising of an entrance hallway, lounge, separate dining room, open plan living/kitchen, utility room And beautiful rear sitting room. To the first floor. There are four sizable bedrooms with the master suite, having en-suite facility and four piece family bathroom. Outside the property is positioned at the top of the cul-de-sac with a pleasant outlook. The front garden is mainly laid to lawn with central paved pathway leading to the front elevation. And to the side elevation is a double width driveway providing parking for four vehicles and giving access to a detached double garage with up and over doors, light and power. The beautiful rear garden creates high levels of privacy and benefits from a bespoke oak pergola.

FEATURES

- Executive Detached Family Home
- 4 Bedroom, 3 Reception Rooms
- Open Plan Kitchen/Diner
- Private Rear Garden
- Double Driveway And Double Garage
- Quiet Cul-De-Sac Position
- Ideal Family Home
- Beautifully Presented Throughout
- View Essential
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

Entrance Hallway

4.92m x 1.91m (16' 2" x 6' 3") Entered via composite door from the front elevation with adjoining obscured side panel, leading into a light and airy entrance hallway with ceramic tiled floor covering, wall mounted radiator and staircase to 1st floor.

Cloakroom/WC

1.62m x 0.90m (5' 4" x 2' 11") With low level WC, pedestal wash hand basin with tiled splashback, wall mounted radiator and extractor fan to ceiling.

Lounge/Snug

4.34m x 2.82m (14' 3" x 9' 3") With double glazed bay window with bespoke shutters to the front elevation, wall mounted radiator, TV point and wood floor covering.

Dining Room

3.21m x 3.96m (10' 6" x 13' 0") With double glazed window to the front elevation with bespoke shutters, wood floor covering and wall mounted radiator.

Sitting Room

4.79m x 3.94m (15' 9" x 12' 11") Located to the rear of the property is the main sitting room with bifold doors with bespoke shutters to the rear elevation, wall mounted radiator and TV point.

Open Plan Kitchen/Diner

3.58m x 4.95m (11' 9" x 16' 3") This beautifully appointed L-shaped kitchen/diner comprises of a range of matching wall and base mounted units with flat edged work surfaces, incorporating a 1 1/2 bowl. 'Stainless steel' sink drainer unit with mixer taps and complimentary splashback areas. Undercounter integrated dishwasher, four ring gas hob with splashback and 'stainless steel' extractor canopy over, in-built double electric oven and convection microwave oven, tiled floor covering and integrated fridge/freezer.

Dining Area- with the continuation of the tiled floor covering from the kitchen area, wall mounted radiator, spotlights, to ceiling, and bifold doors with bespoke shutters to the rear elevation.

Utility Room

1.60m x 2.20m (5' 3" x 7' 3") With the continuation of the tiled floor covering from the kitchen area and wall and base mounted matching units incorporating a single sink drainer unit with mixer taps and complimentary splashback areas. Undercounter space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, wall mounted radiator and double glazed sealed unit door to the side elevation.

First Floor

Landing

4.80m x 2.03m (15' 9" x 6' 8") Accessed via the main entrance hall with double glazed window to the front elevation with bespoke shutters, wall mounted radiator, ceiling mounted loft access point and linen storage cupboard.

Master Bedroom

3.52m x 3.93m (11' 7" x 12' 11") With double glazed window with bespoke shutters, wall mounted radiator, spotlights to ceiling and a range of in-built wardrobes providing ample storage and hanging space. Internal door leads to a en-suite facility.

En-Suite

1.46m x 2.86m (4' 9" x 9' 5") Comprising of a three-piece modern contemporary suite, to include:- WC, wall mounted wash hand basin with tiled splashback and double shower enclosure with mains fed shower and attachment over. Part tiling to walls, spotlights and extractor fan to ceiling, wall mounted heated towel rail, vinyl floor covering and double glazed window to the side elevation with bespoke shutters.

Bedroom 2

4.29m x 3.97m (14' 1" x 13' 0") Double glazed window with shutters, wall mounted radiator, in-built double wardrobe with ample storage and hanging space and spotlights to ceiling.

Bedroom 3

3.65m x 2.78m (12' 0" x 9' 1") Double glazed window with a bespoke shutters, wall mounted radiator, spotlights to ceiling and in-built double wardrobe.

Bedroom 4

3.48m x 2.85m (11' 5" x 9' 4") (Currently used as a dressing room) with double glazed window with bespoke shutters, wall mounted radiator, spotlighting to ceiling, wood floor covering and in-built double wardrobe.

Family Bathroom

3.05m x 2.78m (10' 0" x 9' 1") Comprising of a modern three-piece white suite to contain WC, wall mounted wash hand basin with splashback, panelled bath and shower enclosure with mains fed shower and attachment over. Wall mounted heater towel rail, wall mounted electrical shaver point, spotlights and extractor fan to ceiling and double glazed window with bespoke shutters.

Outside

To the front elevation there are two areas of lawn divided by a paved pathway that leads to the front door. A double width driveway provides parking for approximately four vehicles and gives access to a detached brick built garage with up and over door, light and power.

The delightful rear garden is mainly laid to lawn with low maintenance stocked flowerbeds, a beautiful large paved patio area, ideal for entertaining with feature bespoke 'oak' Pergola over. Side access gate lead to the side driveway and a further seating area can also be found. The whole garden benefits from not being overlooked and creates high levels of privacy.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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