

Cheriton Drive, Ilkeston, Derbyshire. DE7 9HP

£360,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this extremely deceptive extended executive style detached home situated on the edge of Shipley Country Park. The accommodation in brief comprises: Entrance hall, bright and airy lounge with multi-fuel burning stove, dining room which could be used as a family room if required, fitted kitchen with some appliances, guest cloaks-w.c to the ground floor whilst to the first floor landing there are five bedrooms plus a study, the master with an en-suite shower room, four of the bedrooms all benefitting from fitted wardrobes, family bathroom. Outside there is a driveway providing off the road car standing, this leads to the double garage and at the rear there is an enclosed lawned and paved garden. An Internal viewing is essential to appreciate the size of this family home.

FEATURES

- Deceptively Spacious Detached Home
- Master Bedroom with En Suite
- Popular Residential Location Close To Shipley Country Park
- Good Sized Lounge With Multi-Fuel Burning Stove
- Five Bedrooms, Plus A Study
- Driveway, Garage And Rear Paved Garden
- Council Tax Band D



ROOM DESCRIPTIONS

Entrance Hall

With double glazed entrance door to the front elevation, radiator, tiling to the floor.

Guest Cloaks-W.C

Comprising a two piece suite of: low level w.c, pedestal wash hand basin, tiling to the floor, double glazed window to the front elevation.

Lounge

5.1 x 4.9 (16'8" x 16'0") - A spacious, bright and airy room the focal point is the multi-fuel burning stove with floating beam above, spotlighting to the ceiling, radiator, useful under the stairs storage cupboard, laminate flooring, stairs leading to the first floor landing.

Dining Room

4.14m x 3.51m (13'7" x 11'6") - With spotlighting to the ceiling, radiator and double glazed french doors opening out to the rear garden, door providing access to the garage.

Kitchen-Diner

5.08m x 3.96m (16'8" x 13') - Comprising a range of wall, base and drawer units incorporating work surfaces over, electric double oven, hob with extractor fan above, storage cupboard housing gas boiler, space for fridge-freezer, plumbing for dishwasher and automatic washing machine, two double glazed windows to the rear elevation, double glazed entrance door to the side.

Landing

With storage cupboard, access to the loft which is part boarded with drop down ladder and light.

Bedroom One

4.01m x 3.51m (13'2" x 11'6") - With fitted wardrobes, double glazed window to the front elevation, radiator.

En-Suite

Comprising a three piece suite of: low level w.c, wash hand basin set into vanity unit, double shower enclosure with mains drench shower above, ladder towel rail, double glazed window to the side elevation.

Bedroom Two -

4.01m x 3.18m (13'2" x 10'5") - With fitted wardrobes, double glazed window to the front elevation, radiator.

Bedroom Three

3.53m x 2.59m (11'7" x 8'6") - With fitted wardrobes, double glazed window to the rear elevation, radiator.

Bedroom Four

3.15m x 2.62m (10'4" x 8'7") - With fitted wardrobe, double glazed window to the rear elevation, radiator.

Bedroom Five

2.59m x 1.91m (8'6" x 6'3") - With double glazed window to the rear elevation, radiator.

Study / Bedroom Six

2.67m x 1.91m (8'9" x 6'3") - With double glazed window to the front elevation, radiator.

Family Bathroom -

Comprising a three piece suite of: Low level w.c, pedestal wash hand basin, panelled bath with electric shower above, tiling to the walls, chrome towel rail, double glazed window to the side elevation

Outside

To the front of the property there is a driveway providing off the road car standing and leads to the double garage measuring 16'4" x 12'6" with light and power meter box, three access points and a remote up and over door.

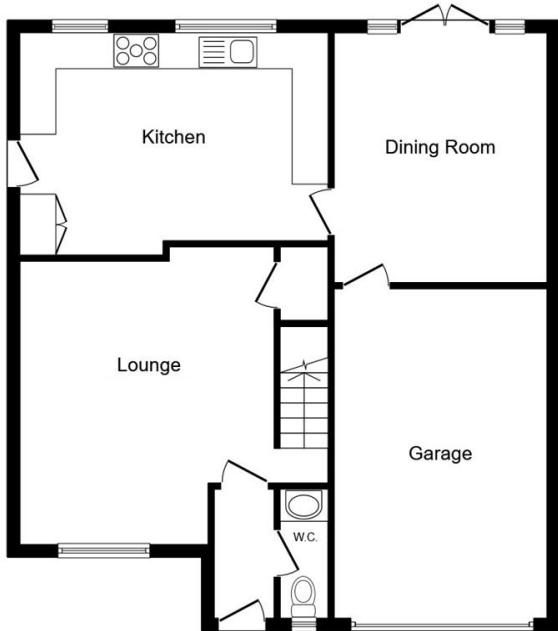
At the rear there is an enclosed paved and lawned garden with access to the side elevation.

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.



FLOORPLAN & EPC



Ground Floor



First Floor

Total floor area 156.0 sq.m. (1,679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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