

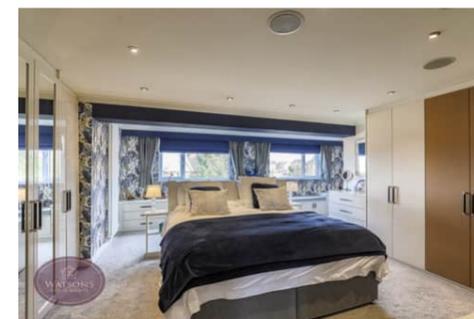
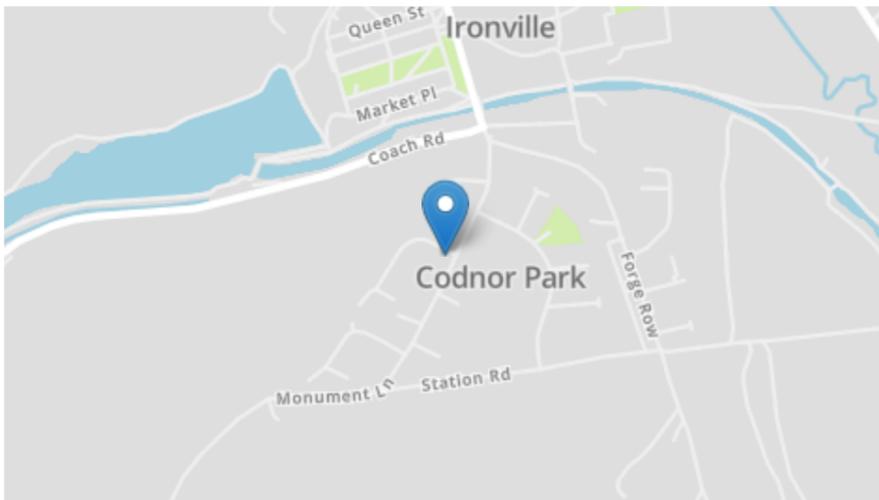
Monument Lane, Codnor Park Ironville, , NG16 5PJ

Guide Price £475,000



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want to view?  
Call us on 0115 938 5577  
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- Substantial & Extended Detached House
- 4 Double Bedrooms
- Spacious Lounge & Stunning Orangery
- Bespoke Modern Fitted Kitchen
- Downstairs WC, En Suite & 4 Piece Family Bathroom
- Landscaped Rear Garden
- Ample Off Road Parking & Double Garage
- Renovated to a High Specification Throughout
- The Ultimate Family Home

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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\*\*\* A HOME OF DREAMS \*\*\* GUIDE PRICE £475,000 - £500,000 \*\*\* Prepare to fall in love with this INDIVIDUALLY built & extended detached property offering an abundance of space as well as a 'best of both worlds' location. This home has been sympathetically & skilfully extended over the last 25 years to create an abundance of space to suit any family. Having spared no expense & leaving no stone unturned, this property truly is a credit to the current owners with every inch of this home having been carefully planned out. The impressive accommodation in brief comprises; entrance porch/boot room, welcoming entrance hallway with study area, large lounge with bi fold door leading to a spacious orangery, modern dining kitchen with bespoke Quartz worktops, integral DOUBLE garage and ground floor WC. To the first floor there are 3 DOUBLE bedrooms, four-piece family bathroom and a primary bedroom you will certainly not forget with stunning views over the village, a dressing area and four-piece en suite bathroom - the perfect 'adult retreat'. Externally this property does not disappoint - standing proud & set slightly back off the road you can't help but feel impressed. There is ample off-road parking to the front and a landscaped rear garden with just the right amount of space to enjoy during the summer months. Located within the historical model village of Codnor Park & Ironville, Monument Lane offers a particularly appealing location for those that enjoy the outdoors as well as those wanting easy access to great road links – not to mention the history! For keen dog walkers, nearby you will find the local reservoir, Forge Nature Reserve and endless picturesque countryside to explore. Whilst boasting a semi-rural location, amenities are all within easy reach as well as excellent road links leading to both Nottingham, Chesterfield & Derby. Properties like this very rarely come to the market and it is easy to see why the current owners have occupied this home for the last 25 years. Don't miss out on this fantastic opportunity to make this house yours - call our team today to arrange your viewing!

#### Ground Floor

##### Entrance Hall

UPVC entrance door with Yale automatic locking system to the front, uPVC double glazed windows to the front and side. Karndeian wood effect flooring, a range of built in storage and door to the hallway.

##### Hallway

UPVC double glazed windows to the front & side, uPVC entrance door to the front. Karndeian wood effect flooring, ceiling spotlights and vertical radiator. Doors to lounge, dining kitchen and WC. Stairs to the first floor.

##### Lounge

UPVC double glazed window to the front, solid wood flooring and 2 vertical radiators. Media wall with three sides, electric feature fire and recess lights. Ceiling speakers, and oak bi folding doors leading to the orangery.

##### Orangery

Brick and uPVC construction with windows to the sides and rear including 2 stained glass windows to the side. Ceiling lantern with fitted blinds, tiled floor with underfloor heating, ceiling spotlights door to the dining kitchen and uPVC double glazed French doors to the rear garden.

##### Dining Kitchen

A range of matching wall & base units with quartz worktop incorporating an inset sink unit with draining grooves & Quooker tap over. Integrated appliances including fridge, 2 undercounter freezers, dishwasher, waist height electric hide & slide oven, waist height combined microwave & oven and 5 ring induction hob with extractor over. Large kitchen island with quartz worktop, pull up electric sockets and extra storage. Ceiling spotlights, 2 vertical radiators, uPVC double glazed French doors to the rear. Laminate wood flooring, uPVC double glazed window and door to the rear, door to the garage.

##### Ground Floor WC

WC, vanity sink unit, fully tiled walls and tiled floor.

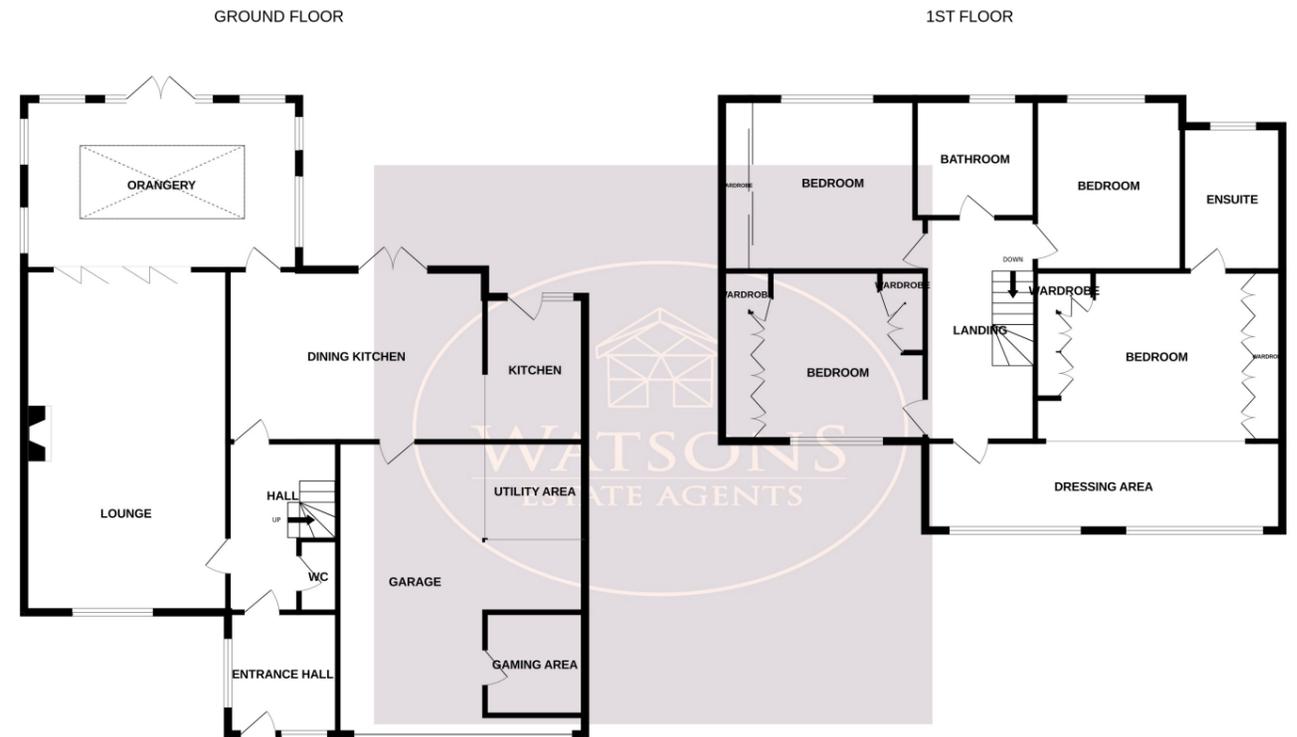
##### Integral Double Garage

The garage has been partially split to create a useful utility space with a range of base & wall units with worksurface incorporating a catering style sink & multifunctional tap. Plumbing for washing machine, space for tumble dryer and wall to wall shelving units providing ample storage. Temporary stud wall creating a gaming area which can be removed if needed. Within the garage you will find the boiler & hot water cylinder in addition to an electric up & over door leading to the driveway.

#### First Floor

##### Landing

Galleried landing with solid oak staircase & glass panelling. Access to the partially boarded attic, ceiling spotlights, doors to all bedrooms and the bathroom.



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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##### Bedroom 1

2 uPVC double glazed windows to the front with views over the village and built in storage with window bench seating. A range of fitted wardrobes and storage cupboards, 2 vertical radiators, ceiling spotlights and speaker system and door to the en suite.

##### En Suite

White 4 piece suite comprising low level wc, pedestal sink unit, freestanding Victoria and Albert double ended bath and double shower cubicle with mains fed shower. Chrome heated towel rail, fully tiled walls, tiled floor with underfloor heating, ceiling spotlights and speakers. Obscured uPVC double glazed window to the rear.

##### Bedroom Two

UPVC double glazed window with far reaching views to the front, radiator, ceiling spotlights and a range of bespoke built in furniture including wardrobes, drawers & vanity units.

##### Bedroom Three

UPVC double glazed window to the rear, radiator and fitted sliding door wardrobes.

##### Bedroom Four

UPVC double glazed window to the rear and radiator.

##### Family Bathroom

White 4 piece suite comprising; concealed cistern wc and vanity sink unit with built in storage, large curved double ended bath and double walk in shower cubicle with mains fed dual rainfall shower. Fully porcelain tiled walls and floor, fitted mirror with lighting and shaver point, ceiling spotlights and chrome heated towel rail. Obscured uPVC double glazed window to the rear.

##### Outside

To the front of the property is a paved patio with flower bed borders with a range of plants, shrubs & trees and double width tarmac driveway leading to the double garage. The landscaped rear garden is enclosed by timber fencing and hedges to the perimeter with gated access to the side and comprises; resin patio, timber decking area, artificial lawn, timber shed fitted with power and lighting, and decorative raised flower bed borders with a range of mature plants & shrubs.