

Little Birches, Cloves Hill, Morley, Ilkeston, Derbyshire. DE7 6DH

£750,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce for sale this beautifully presented and renovated executive detached family home located within a premium address postcode. The property delights throughout and comprises of:- reception hall, living room, study, guest cloakroom/WC, utility room and a superb open plan living kitchen. To the first floor a Gallery landing provides access to 4 bedrooms, family bathroom and superb en-suite to the master bedroom. Externally, the property is located on a sizable plot with a stunning front garden benefiting from for reaching countryside views. The low maintenance rear garden is is an ideal place for outside entertaining and offers high degrees of privacy. A large driveway with turning space provides parking for a number of vehicles and detached double garage.

FEATURES

- Executive Detached Family Home
- 4 Double Bedrooms & 3 Bathrooms
- Superb Open Plan Dining Kitchen & Living Area
- Luxurious En-Suite Shower Room With 4 Piece Suite.
- Large Plot With Amazing Views
- Extremely High Specification Throughout
- Highly Desirable Residential Location
- View Absolutely Essential!
- COUNCIL TAX BAND G



ROOM DESCRIPTIONS

Reception Hall

Entered via hardwood door with adjoining windows from the front elevation into this light and airy, spacious reception hall. Wall mounted feature radiator, carpeted staircase to 1st floor landing with under stairs storage cupboard and beautifully crafted LTV herringbone flooring.

Study

With the continuation of the floor covering from the reception hall, spotlighting to ceiling, wall mounted modern radiator and double glazed bay window two front elevation.

Guest Cloakroom

Again with the stylish herringbone floor covering, encased WC and slimline vanity unit with inset sink with feature tiled splashback. Wall mounted black heated towel rail, feature floor to ceiling tiled wall, spotlights and extractor fan to ceiling.

Utility Room

Comprising of a range of matching wall and base mounted units with modern laminated flat edged worksurfaces incorporating a stainless steel sink with mixer taps. Under counter space and plumbing for both washing machine and tumble dryer, integrated freezer, LTV herringbone floor covering, undercover lighting, wall mounted radiator, spotlights and extractor fan to ceiling and double glazed obscured window to the side elevation.

Living Room

This beautifully styled light and airy living room benefits from windows to the front and side elevations incorporating French doors to the front aspect. LTV herringbone floor covering, TV point, decorative coving and wall mounted radiator.

Stunning Open-Plan Living Kitch/Diner

Kitchen area - this beautifully designed stylish kitchen comprises of range of wall and base mounted matching units with 'Corian' glacier white work surfaces with moulded sink drainer unit located in the central island and offering a 'Quooker' boiling and filter tap. Numerous integrated appliances include smart 'Samsung' ovens and induction hob with hidden extractor hood over. Integrated 'Smeg' dishwasher, integrated fridge, wine cooler (located within the central Island). Luxury LTV herringbone floor covering, exposed brick backdrops, spotlighting to ceiling and large sliding patio doors provide access access to the rear elevation.

Island - The truly stunning central Island creates a stunning focal point and natural divide between the living dining area and kitchen. The superb Corian glacier white worksurface provides seating space, additional storage and incorporates the wine cooler.

Living/dining area - with the continuation of the LTV floor covering, black floor to ceiling sliding patio doors to the rear elevation, wall mounted vertical black radiator, TV point, feature wall expose brick with lighting

First Floor

Galleried Landing

Accessed via the main reception hall with double glazed window to the front elevation, wall mounted radiator, spotlights and loft access point to ceiling.

Bedroom 1 (Master Suite)

This stunning master suite benefits from double glazed windows to the front and side elevations, wall mounted radiator and feature floor to ceiling cedar statement wall with pendulum lighting and hidden doorway that provides access to:-

Luxury En-Suite Bathroom

This spacious luxury bathroom suite comprises of an encased WC, large vanity unit with inset 'his and hers' sinks with beautiful brushed brass fittings. Modern bathtub with freestanding brush brass taps and shower attachment over.

A gorgeous shower enclosure with sliding door with brush brass edging and handle with feature ceiling mounted rainfall shower. Extra large porcelain tiles from floor to ceiling enclose on all walls with superb matching floor. Spotlights and extractor fan to ceiling, decorative coving, wall mounted brushed brass heated towel rail, feature mirror and double glazed obscured window to the side elevation.

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator, TV point, decorative coving and useful in built storage cupboard. The feature focal point of the room is a wood clad feature wall.

Bedroom 3

With double glazed window to the rear elevation, feature wood panelled wall, wall mounted radiator, decorative coving, TV point and range of fitted wardrobes that provide useful storage and hanging space. Internal door provides access to the main shower room creating a 'Jack and Gill' bathroom.

Bedroom 4

With double glaze window to the front elevation, wall mounted radiator, decorative coving to ceiling and range of floor to ceiling fitted wardrobes providing useful storage and hanging space.

Shower Room

This beautifully appointed three-piece shower suite comprises of an encased WC with wall mounted 'Push-Flush', vanity unit with inset sink and large shower enclosure with overhead shower and handheld attachment. Fully tiled porcelain floor and walls, decorative coving, wall mounted extractor fan, double glazed obscured window, wall mounted black modern heated towel rail and internal door accessing bedroom 3, creating a 'Jack and Gill' bathroom.

Outside

The large landscaped front garden has a concrete driveway that provides parking for numerous vehicles and access to the side elevation of the property and garage beyond. The immediate frontage has been gravelled for additional parking and creating a useful turning space. A front lawn with hedgerow boundaries creates an ideal area for families to enjoy the stunning views that are adjacent to the property. Beautiful hedgerow boundaries with mature trees create natural borders to neighbouring properties and create high levels of privacy. Immediately outside the front elevation is a paved entertaining terrace which is ideal for outside entertaining and relaxing. The extremely private and low maintenance rear garden benefits from an Astroturf lawn (Lazy Lawn) with raised sleeper borders, hedgerow boundaries and timber screening. A gravelled seating area and large double detached garage with up and over door light and power.



