

Birdcroft Lane, Ilkeston, Derbyshire. DE7 4BE

£600,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



PROPERTY DESCRIPTION

GUIDE PRICE £600,000 - £650,000

Derbyshire Properties are delighted to offer to the sales market this beautiful home boasting lots of character in this popular residential location. The accommodation briefly comprises: Entrance porch, hallway, guest cloaks-w.c, lounge, dining room, kitchen, utility room, inner hallway leading to four bedrooms and family bathroom to the ground floor and to the first floor there is a sports room with bar. Outside the property is situated on a good sized plot overall with good sized driveway leading to the double garage and a garden to the front whilst at the rear there is a landscaped garden and patio at the rear with views beyond. Internal viewing is essential to appreciate the size of this lovely family home.

FEATURES

- GUIDE PRICE £600,000 - £650,000
- Detached House
- Popular Residential Location
- Generous Plot With Ample Off Road Parking
- Double Garage
- Four Bedrooms - En-Suite To Master



ROOM DESCRIPTIONS

Entrance Porch

With double glazed French doors, tiling to the floor hardwood entrance door leading to the entrance hallway.

Entrance Hallway

With feature Parquet flooring, radiator, storage cupboard, stairs leading up to the first floor landing.

Guest Cloaks-W.C

Comprising a two piece suite of: low level w.c, wash hand basin set into vanity unit with cupboard beneath, radiator, leaded double glazed window to the side elevation.

Lounge

5.11m x 4.65m (16'9" x 15'3") - With beams to the ceiling, inglenook recess with beam above and feature working fireplace with tiled inset and hearth, two wall light points, original leaded and stained glass window to the rear elevation, leaded double glazed window and French doors to the rear elevation.

Dining Room

4.70m x 3.84m (15'5" x 12'7") - With feature open working fireplace, two leaded double glazed windows to the rear elevation, two leaded double glazed windows to the side elevation.

Breakfast Kitchen

5.72m x 3.10m (18'9" x 10'2") - Comprising a range of oak wall, base and drawer units incorporating granite working surfaces over, inset ceramic sink with mixer tap over, wall mounted display unit, classic 90 range cooker, double glazed window to the rear elevation, radiator, spotlights and beams to the ceiling.

Utility Room

3.05m x 2.34m (10' x 7'8") - With single drainer sink unit with mixer tap over and tiled splash backs, base cupboard, radiator, double glazed window and door to the rear elevation.

Inner Hallway

With access to four bedrooms and bathroom with large storage cupboards.

Bedroom

4.32m max 3.20m min x 3.76m (14'2" max 10'6" min x - With Oak flooring, radiator, leaded double glazed window to the rear elevation.

En-Suite Shower Room

Comprising a three piece suite of low level w.c, pedestal wash basin, shower enclosure with electric shower above, oak flooring, leaded double glazed window to the side elevation.

Bedroom

4.57m x 3.71m (15' x 12'2") - With fitted wardrobes, radiator, leaded double glazed window to the rear elevation.

Bedroom

4.22m x 3.71m (13'10" x 12'2") - With radiator, leaded double glazed window to the rear elevation.

Bedroom

2.95m x 2.92m (9'8" x 9'7") - With radiator, leaded double glazed window to the side elevation.

Family Bathroom

2.97m x 2.36m (9'9" x 7'9") - Comprising a four piece suite of: Low level w.c, pedestal wash hand basin, shower enclosure with mains shower above, Whirlpool slipper bath, radiator, half paneled walls leaded double glazed windows to the side elevations, exposed stained floor boards.

First Floor Landing

With access to:

Sports Bar

9.14m x 6.58m (30' x 21'7") - Brilliant space with multi use the present owner is using it for sports bar but could be used as a bedroom or family room. With feature oak bar with beams and spotlighting over, oak floor covering, feature window seat with leaded double glazed windows providing far reaching views, four wall light points, two skylights, radiator, eves storage space and storage room.

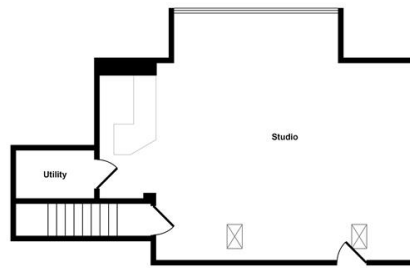
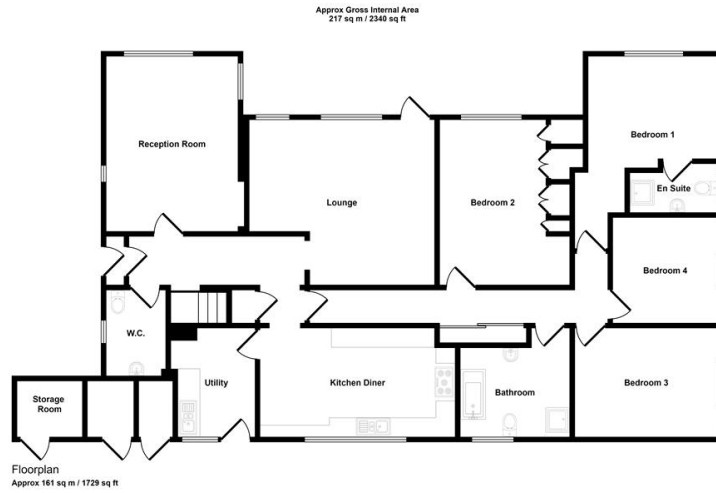
Outside

The property is on a large plot and approached via double wrought iron gates, decorative canopy leads to the front lawned garden, block paved pathways and further parking, three brick built stores which comprise of w.c., garden store and boiler room with light and power and housing the gas boiler, at the side there is a good sized driveway this leads to the double garage measuring: 16'5" x 16'5" with light and power, single glazed window to the side up and over door to the front and entrance door to the side.

At the rear there is a beautiful South Facing landscaped garden which is mainly laid to lawn with shrub borders and a paved terrace.



FLOORPLAN & EPC



Studio
Approx 57 sq m / 611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	