

The Grange, Smalley, Ilkeston, Derbyshire. DE7 6JZ

£675,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this magnificent executive detached dormer bungalow located within a private cul-de-sac position. The current owners have significantly renovated and improved the property throughout, now offering superb open plan modern living spaces with quality fixtures and fittings throughout. The property briefly comprises of:- A superb reception hall with staircase to 1st floor landing, beautiful open plan living/kitchen/diner, utility room, guest cloakroom, three double bedrooms (one with dressing area and en-suite shower facility) and beautifully presented large living room with direct access onto the side and rear gardens. To the first floor landing provides access to 2 further double bedrooms. The master suite is a beautiful spacious room with a wealth of fitted furniture with en-suite bathroom with its own dressing area. The second bedroom is also a spacious double room with a range of fitted wardrobes. The properties is positioned on a corner plot offering landscaped gardens to the side and rear elevations and a spacious frontage that provide parking for numerous vehicles and provides access to a spacious double garage. We recommended an early internal inspection should be undertaken to avoid disappointment of this truly beautiful property.

## FEATURES

- Superb Executive Detached Bungalow
- 4 Bedroom With En-suite To Master
- Large Family Bathroom
- Private Corner Plot Position
- Stunning Open Plan Living/Kitchen/Dining Room
- Highly Regarded Cul-De-Sac Location
- Ideal Family Purchase
- Large Driveway & Garage
- Viewing an Absolute Must
- COUNCIL TAX BAND F



# ROOM DESCRIPTIONS

## Reception Hall

7.25m x 2.58m (23' 9" x 8' 6") Entered via composite door with two adjoining obscured side panels from the front elevation storm porch. The beautiful light and airy hallway has a carpeted staircase to 1st floor landing with under stairs storage cupboard, wall mounted radiator with decorative cover, coving to ceiling storage cupboard providing useful storage space.

## Superb Open Plan Living Kitchen/Diner

6.87m x 4.64m (22' 6" x 15' 3") This beautiful light room creates a family hub and has quality fixtures and fittings and appliances.

Kitchen area -comprising of a range of wall and base mounted matching units with granite worksurfaces incorporating a moulded sink drainer unit with inset one and a half bowl stainless steel sink with feature hot water tap. Splashback wall tiling, under cupboard lighting, decorative coving to ceiling and spotlighting. The kitchen incorporates newer appliances to include a double electric oven, five ring gas hob with stainless steel splashback add extractor canopy over, dishwasher and convection microwave oven. Space and plumbing for American style fridge/freezer, Kamdean floor covering, wall mounted radiator and a superb breakfast bar with seating space and granite worksurface, dividing the kitchen and dining areas.

Dining area - with the continuation of the floor covering from the kitchen area, warm mounted radiator, spotlights and coving to ceiling. The feature focal point of the room is a floor to ceiling cedar clad wall with inset LED lighting. Double glazed doors to the rear elevation accessing the rear garden and wall mounted TV point.

## Utility Room

Comprising of a range of wall and base mounted high gloss units with roll-top work surfaces incorporating a single sink drainer unit with mixer taps and complementary splashback tiling. Undercounter space and plumbing for washing machine, space for tumble dryer, wall mounted radiator, decorative coving, door to the side elevation and floor to ceiling storage cupboards. Internal door lead to:-

## Double Garage

4.66m x 4.76m (15' 3" x 15' 7") With electric up and over roller door, wall mounted gas combination boiler and storage alcove.

## Large Family Living Room

6.13m x 4.81m (20' 1" x 15' 9") This beautifully presented room benefits from a double glazed window to the rear elevation and large double glazed French doors with adjoining side panels to the side elevation providing direct access onto an outside entertaining terrace. TV, point, decorative coving, lighting and wall mounted radiators. The feature focal point of the room is a 'living flame effect' gas fire with decorative surround, backdrop and raised hearth.

## Bedroom 3 (Suite)

6.37m x 3.58m (20' 11" x 11' 9")Max Measurement - This large suite is perfect for teenager or granny Annex and benefits from two double glazed windows to the front elevation, two wall mounted radiators, a range of fitted wardrobes with sliding frontage and dressing area with further double wardrobe internal door leads to:-

## En-Suite

2.76m x 1.38m (9' 1" x 4' 6") Comprising of a three piece modern suite to include an encased WC with attached vanity unit with storage drawers beneath. A large shower enclosure with mains fed shower and attachment over and complementary glass shower screen, Cladded splashback walls, spotlighting, extractor fan to ceiling, part tiling to walls, wall mount electrical shaver point, double glazed obscured window and wall mounted chrome heater towel rail.

## Bedroom 4

2.87m x 3.51m (9' 5" x 11' 6") This spacious double bedroom has a double glazed window to the rear elevation, wall mounted radiator, decorative coving and range of fitted wardrobes providing useful storage and hanging space.

## Bedroom 5 (Currently Used As A Study)

3.81m x 2.77m (12' 6" x 9' 1") With double glazed window to side elevation, wall mounted radiator, decorative coving to ceiling and range of fitted wardrobes providing useful storage and hanging space.

## Family Bathroom

2.78m x 1.89m (9' 1" x 6' 2") Comprising of a four piece bathroom suite to include WC, pedestal wash hand basin, tiled fronted bath and separate shower enclosure with mains fed shower and attachment. Fully tiled walls, decorative coving, spotlighting, wall mounted radiator and electrical shaver point, ceiling mounted extractor fan and double glazed obscured window to side elevation.

## First Floor

## Landing

3.67m x 1.13m (12' 0" x 3' 8") Accessed provided by the reception hall with feature double glazed window to the front elevation with seating alcove and roof eaves storage points. Velux skylight to the front elevation and two internal doors provide access to the master suite and further double bedroom.

## Master Suite (Bedroom 1)

7.50m x 2.88m (24' 7" x 9' 5") This beautifully presented bedroom suite located in the roof space benefits from double glazed French doors to the side elevation onto a Juliet balcony, spotlights to ceiling, wall mounted radiators, TV point and range of modern fitted bedroom furniture providing large amounts of storage and hanging space.

## Dressing Area

With matching dressing table with storage space beneath and double glazed window to the side elevation. Internal door leads to:-

## En-Suite

2.82m x 1.66m (9' 3" x 5' 5") Comprising of an encased WC with adjoining storage cupboards and vanity unit with inset sink and granite worksurface and splashback areas. A shower enclosure with mains fed shower and attachment over, complementary glass shower screen, spotlights and extractor fan to ceiling, wall mounted chrome heated towel rail, Velux window to the rear elevation and wall mounted electrical shaver point.

## Bedroom 2

4.75m x 2.90m (15' 7" x 9' 6") This large double room benefits from window and window to the rear elevation. Spotlights to ceiling, fitted dressing table, TV point, further Velux window to the front elevation, wall mounted radiator and a range of modern fitted wardrobes with sliding mirrored frontages.

## Outside

To the front elevation is a large block paved driveway providing parking for 5 to 6 vehicles with privacy gates to side elevation providing a further 2-3 secure parking spaces. The property benefits from mature planted hedgerow screening that provides high levels of privacy from neighbouring properties and a superb open stone porch creates a feeling of grandeur upon entry. The main garden is located to the side elevation and is accessed via front and rear aspects. Directly adjacent to the main living room is a large paved entertaining terrace with hot tub and seating area, raised planted beds and steps leading to a large area of lawn. The whole garden benefits from mature trees, shrubbery and hedgerow providing privacy and security from all neighbouring properties. Gated access to the front elevation and paved pathway leading to the rear elevation. The rear garden also offers high degrees of privacy with a further large entertaining terrace, lawn, stocked flowerbeds and borders, external lighting and outside tap. An archway leads through to the side elevation (additional parking space area) and attached outbuilding.

## Outbuilding (Home Gym)

2.68m x 5.62m (8' 10" x 18' 5") This fully insulated brick built outbuilding has double glazed sealed unit door and windows, light and power and is currently used as a home gym.

## 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

