

Oakwell Drive, Ilkeston, Derbyshire. DE7 5GL

£475,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce for sale this beautifully presented and spacious modern detached family home located in sort after position. The property is approximately 11 years old and is constructed in the style of the 1930s with a number of stunning features of this decade. The property briefly comprises of:- spacious entrance hallway, stunning lounge with corner Bay, beautiful lighting area dining room, fitted kitchen, utility and guest cloakroom. To the first floor a gallery landing provides access to 4 spacious bedrooms, family bathroom and ensuite shower room to the master bedroom. Externally, the property is located upon a corner plot position and surrounded by stunning landscape gardens, with parking to the rear.

The property demands an early internal inspection to appreciate the quality of the fiction and fittings throughout.

## FEATURES

- Four Bedrooms - En-Suite To Master
- Beautifully Presented Throughout
- Detached Garage & Driveway Parking
- Gardens To The Front, Side & Rear
- Occupying a Corner Plot Position & Constructed in 2010
- Gas Central Heating & Double Glazing Throughout
- Close By To Local Amenities
- Council Tax Band D



# ROOM DESCRIPTIONS

## Ground Floor

### Entrance Hall

Entered via composite door from the front elevation with adjoining obscured double glaze window. Additional window to the side elevation, wall mounted radiator, Karndeian floor covering, carpeted staircase to 1st floor landing with useful under stairs storage cupboard.

### Inner Hall

With the continuation of the floor covering from the entrance hallway and three internal doors accessing all downstairs rooms

### Living Room

5.68m x 4.12m (18' 8" x 13' 6") With the continuation of the Karndeian floor covering from the entrance hall, wall mounted radiators and windows to the front and side elevations. TV point, internal French doors lead to the dining room, the focal point of the room is a wall mounted fire with attractive surround, marble backdrop in half. The main feature to the room is in truly stunning corner Bay window offering views of the front and side gardens.

### Dining Room

4.24m x 3.13m (13' 11" x 10' 3") This beautiful light and airy room also has Karndeian floor covering, wall mounted radiator, internal door leads to the inner hallway, feature double glaze bay window to the side elevation and double glazed french doors provide access out onto the rear garden.

### Kitchen

4.25m x 2.69m (13' 11" x 8' 10") This beautifully modern fitted kitchen comprises of a range of wall and base mounted units with granite work surfaces incorporating a moulded sink drainer with mixer taps. Under cupboard lighting, tiled floor covering, breakfast bar area, TV point, integrated fridge freezer, dishwasher, double oven, induction hob and extractor canopy over. Double glazed window to the rear elevation and door opening to :-

### Utility Room

2.0m x 2.14m (6' 7" x 7' 0") With the continuation of the kitchen cupboards and granite worksurface incorporating and additional moulded sink drainer with mixer taps. Part wall tiling, double glaze window to the rear elevation, spotlighting, tiled floor covering, wall mounted radiator, composite door to the side elevation and wall mounted alarm control unit. Internal door provide access to:-

### Guest Cloakroom

Comprising of an encased WC with attached vanity unit. Part tiling walls, double glaze obscured window, wall mounted extractor fan, wall mounted chrome heated towel rail and tiled floor covering.

## First Floor

### Gallery Landing

Accessed via the entrance hall with double glazed obscured window to the side elevation, ceiling mounted loft access point and internal doors providing access to all bedrooms.

### Master Bedroom

4.07m x 3.44m (13' 4" x 11' 3") This truly stunning bedroom suite is located over the lounge and offers the same beautifully crafted corner bay window. Additional window to the front elevation, wall mounted radiator and range of fitted wardrobes that provide useful storage and hanging space.

### Ensuite

Comprising of a three-piece modern shower suite to include WC, pedestal wash handbasin and shower enclosure with mains fed shower and attachment over. Wall mounted extractor fan, double glazed obscured window, part wall tiling, wall mounted heaters towel rail and tiled floor covering.

### Bedroom Two

Double glazed window to the rear and side elevations, radiator, TV point and space for wardrobes.

### Bedroom Three

4.15m x 2.6m (13' 7" x 8' 6") With double glazed window to the rear elevation, radiator and fitted storage cupboard.

### Bedroom Four

2.98m x 2.25m (9' 9" x 7' 5") With double glazed window and wall mounted radiator.

### Bathroom

4.38m x 2.27m (14' 4" x 7' 5")

A four piece suite comprising bath with mixer tap and handheld shower attachment, separate enclosed shower cubicle with dual head mains shower, glass screen/sliding door, wash hand basin with mixer tap with storage cupboards beneath, push flush WC. Tiling to the walls and floor, double glazed window to the front elevation, chrome ladder towel radiator and extractor fan.

### External

### Outside

The property is located upon a corner plot position and the stunning front garden has been landscaped to an extremely high standard. The garden offers a well cared for lawn, stopped flowerbeds and borders with a range of manicured hedgerow and planted boundaries. A curved block paved pathway and outside terrace provide useful outdoor seating. The pathway continues to the side elevation where further stocked flowerbeds and borders and Colin for screening can be found. The feature focal point of this area is a superb braised octagonal Koi carp pond with light and power. A further seating area and gated access then lead to the rear garden. The rear garden is mainly block paved to provide parking for numerous vehicles and accessed by timber double gates and provide access to a large detached brick garage. Further stopped flowerbeds, outside lighting and power.

### Detached Garage

6.50m x 3.29m (21' 4" x 10' 10") Up and over door to the front, power and lighting points with lighting either side of the garage door.

### 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

