



£565,000

High Lane East, Ilkeston DE7 6HW

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Superb extended Four/Five bedroom executive home
- Substantial Frontage Providing Parking For Ample Vehicles
- Stunning Open-Plan Living Kitchen
- Home Office / Gym
- Good locals schools, pubs, bistros and cafes
- Open Countryside To The Front
- Master Bedroom With En-suite
- Council Tax Band C

## Property Description

An opportunity to acquire this beautifully presented four/five bedroom extended detached family home, located in a highly desirable rural village location.

## Main Particulars

Derbyshire Properties are delighted to present his beautifully presented extended four/five bedroom detached family home, benefiting from extensions to side and rear elevations.

The property enjoys a large frontage with ample parking for numerous vehicles and potential caravan or boat storage. Internally the ground floor offers a spacious reception hall, living room, downstairs bedroom or further reception room, cloakroom/WC and a superb open plan living kitchen. To the first floor a gallery landing leads to four well proportion bedrooms, with master having ensuite shower facility, and family bathroom . Externally the rear elevation is a low maintenance walled garden offering a superb entertaining terrace and outside studio/home office.

We recommend an early internal inspection to avoid disappointment of this stunning family home .

### Entrance Porch

With composite door with adjoining windows leading in from the front elevation via attractive period archway.

### Open Plan Reception Hall

Solid wood oak floor covering, staircase to first floor landing, door opening into lounge and internal door accessing the superb open plan living in kitchen.

### Living Room

5.48m x 4.89m (18' 0" x 16' 1") With double glazed bay window to the front elevation, the continuation of the solid wood floor covering from the entrance hall, TV point. The feature focal point of the room is an open fire with detective cast iron surround and raised tiled hearth.

### Open Plan Living Kitchen

7.89m x 5.52m (25' 11" x 18' 1")

### Kitchen Area -

This beautiful kitchen comprises of range of contrasting wall and base mounted units with Quartz work surfaces incorporating a moulded one and a half bowl sink drain unit with mixer taps and quart splashback tiling. Under stairs storage cupboard, various integrated appliances include; dishwasher, washing machine, fridge/freezer and double oven. A beautiful central island with Quartz work surface and inset induction hob with modern extractor canopy over, spotlight to ceiling, solid wood floor covering and space and plumbing for American style fridge freezer.

### Living/Dining Area -

With a continuation of the solid wood floor covering from the kitchen area, wall mounted modern radiator, TV point and spotlights to ceiling. The whole room is flooded with natural light from a stunning rear extension with bifold doors leading out onto a beautiful garden terrace, with cathedral style pitched roof with skylights and side

window.

#### Ground Floor Bedroom/Reception Room

3.78m x 3.51m (12' 5" x 11' 6") With double glazed window to the front elevation, wooden floor covering, TV point and wall mounted radiator.

#### Cloakroom/En-suite

With low-level WC, wood floor covering and wall mounted wash hand basin.

#### First Floor

##### Landing

Accessed via the reception hall, internal doors accessing all four bedrooms and family bathroom, ceiling mounted loft access point, with pull down ladder

##### Master Bedroom

3.74m x 3.51m (12' 3" x 11' 6") Located over the side extension/ground floor bedroom, with double glazed window to front elevation, spotlights to ceiling, wall mounted radiator, ceiling mounted loft access point, wood floor covering and internal door accessing ensuite

##### Ensuite Wet Room

Contemporary wet room comprises of an encased WC, slimline vanity unit with mixer tap and wet room shower with mains fed, shower and attachment over, central drainage point, double glazed obscured window, wall mounted chrome heater towel rail, spotlights to ceiling and extractor fan and attractive tiling to walls.

##### Bedroom Two

3.93m x 3.1m (12' 11" x 10' 2") Located to the rear elevation with double glazed window offering superb countryside views, wall mounted radiator and space for wardrobes

##### Bedroom Three

3.61m x 3.00m (11' 10" x 9' 10") With large double glazed bay window to the front elevation, offering superb countryside view, wall mounted radiator and space for wardrobes

##### Bedroom Four

2.37m x 2.12m (7' 9" x 6' 11") with double glazed window to the front elevation and wall mounted radiator.

##### Bathroom

2.36m x 2.05m (7' 9" x 6' 9") This beautifully presented three-piece suite comprises of an impressive encased WC with attached vanity unit, worktop and inset sink with waterfall tap. The focal point of the room is a superb freestanding oval shaped bath with freestanding mixer taps and shower attachment. Double glazed obscured window to the rear elevation, spotlights to ceiling, extractor fan to wall, solid wood floor covering and floor to ceiling wall mounted chrome heated towel rail.

## External

### Home Office / Gym

4.45m x 4.44m (14' 7" x 14' 7") The garden also offers a sizable insulated outbuilding with lighting and power, currently used as a home office/gymnasium.

### Outside

The front elevation is a substantial front garden that is paved and gravelled and provides parking for ample vehicles. Timber fencing and wall boundaries to neighbouring properties, with hedgerow and fencing to the front elevation and pleasant countryside view across the main road.

The highly private rear garden has been landscaped for low maintenance and offers a beautiful paved entertaining terrace with timber fence boundaries and feature exposed wall and storage area. The main garden has artificial grass with gravel borders and raised planted beds.

### 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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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