



£570,000

Main Road, Ilkeston DE7 6DG

Detached Bungalow | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Character Cottage
- Popular Location
- Delightful Courtyard Views
- Lounge With Inglenook Fireplace And Wood Burning Stove
- Extended Dining Kitchen
- Utility Room
- Four Bedrooms
- Two En-Suites
- Driveway Garage And Enclosed Garden
- Council Tax Band D

## Property Description

Detached cottage built circa 1790 in this popular location. The accommodation comprises: Entrance hallway, lounge with inglenook fireplace and woodburning stove, extended dining kitchen, utility room, four bedrooms two with en-suite and family bathroom. Outside there is a good sized driveway and garage and at the rear there is an enclosed garden with delightful countryside views.

## Main Particulars

Derbyshire Properties are delighted to offer to the sales market this beautiful detached cottage built circa 1790 in this popular location. The accommodation comprises: Entrance hallway, lounge with inglenook fireplace and woodburning stove, extended dining kitchen, utility room, four bedrooms two with en-suite and family bathroom. Outside there is a good sized driveway and garage and at the rear there is an enclosed garden with delightful countryside views.

### Entrance Hallway

With hardwood entrance door to the front elevation, access to the loft housing combination boiler, beams to the ceiling, radiator, oak floor covering.

### Lounge

5.00m x 3.43m (16'5" x 11'3") - With beams to the ceiling, double glazed window to the front elevation, two radiators, feature inglenook fireplace with wood burning stove.

### Dining Area

3.76m x 3.76m (12'4" x 12'4") - With double glazed window to the side elevation, slate tiling to the floor with under floor heating.

### Kitchen Area

3.7m x 2.5m (12'1" x 8'2") - With a range of wall, base and drawer units incorporating granite working surfaces over, Island with granite working surface over and storage cupboards beneath, integrated double oven, hob with extractor fan above, dishwasher, fridge and freezer, radiator, double glazed window to the rear elevation with delightful countryside views, double glazed entrance door leading to the rear garden, slate tiling to the floor with under floor heating.

### Utility Room

3.56m x 1.57m (11'8" x 5'2") - With wall and base units incorporating working surfaces over, stainless steel sink unit, plumbing for automatic washing machine, radiator, double glazed window to the rear elevation.

### Master Bedroom

5.31m x 3.56m (17'5" x 11'8") - With fitted wardrobe having lighting, spot lighting to the ceiling, radiator, oak flooring, double glazed french doors to the rear elevation.

### En-Suite

Comprising a three piece suite of w.c and wash basin set into vanity unit, walk-in shower with mains drench shower above, tiling to the walls and floor with under floor heating, spot lighting and speakers to the ceiling.

#### Bedroom Two

3.76m x 3.23m (12'4" x 10'7") - with spot lighting to the ceiling, double glazed window to the front and side elevations, radiator, oak flooring.

#### En-Suite

Comprising a three piece suite of wash hand basin set into vanity unit, low level w.c, shower enclosure with mains fed shower above, extractor fan, spot lighting to the ceiling, tiling to the walls and floor with under floor heating.

#### Bedroom Three

3.73m x 2.34m (12'3" x 7'8") - With double glazed window to the front elevation, radiator.

#### Office - Bedroom Four

3.76m x 1.63m (12'4" x 5'4") - With double glazed window to the rear elevation, radiator, oak flooring.

#### Family Bathroom

3.53m x 2.03m (11'7" x 6'8") - Comprising a four piece suite of low level w.c, wash hand basin set into vanity unit, jacuzzi bath with hand held shower attachment, walk-in shower with mains fed drench shower above, tiling to the walls and floor with under floor heating, ceiling mounted extractor fan.

#### Outside

To the front of the property there is a gravel driveway providing ample off the road car standing and an attached garage this measures 20' x 14' with light and power access to loft space and remote up and over door.

At the rear there is an enclosed garden laid mainly to lawn with two vegetable plots water feature paved patio with pergola and power for a hot tub, six outdoor lights, access to garage.

#### 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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	64	
(39-54) <b>E</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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