



£275,000

Maypole Close, Ilkeston DE7 4FU

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

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Step Inside

Key Features

- Four Bedrooms
- Parking to the Front, Rear & Side Elevations
- En-Suite to master
- Landscaped Garden
- Semi Detached Family Home
- Beautifully Presented Throughout
- Close To Local Amenities
- Council Tax Band C

Property Description

Located within a private development is this beautifully presented and spacious four bedroom semi-detached house with landscaped rear garden.

Main Particulars

Derbyshire Properties are pleased to present this extremely spacious semi detached family home offering beautifully presented living spaces, landscape garden and space for garage. Internally the property briefly comprises of:- entrance hall, kitchen/dining room, downstairs guest cloakroom and large living room with bifold doors leading to the rear garden.

The first floor landing accesses three well proportioned bedrooms and family bathroom. The second floor offers a beautiful master suite with ensuite bathroom. Externally the front elevation has been block paved providing parking for two vehicles with an additional space at the top of the garden and potential garage. The delightful low maintenance rear garden is perfect for families and is enclosed on all sides with a large timber summer house that would make an ideal home office or gym. We believe the property would ideally suit families looking for spacious living accommodation and an internal viewing is essential.

Entrance Hallway

Entered via a composite door from the front elevation with adjoining obscured side panel, double glazed window, wood floor covering, storage alcove with coat storage, staircase to first floor landing with under stairs storage cupboard, wall mounted radiator and internal doors accessing the kitchen/dining room, downstairs WC and spacious living room.

Downstairs WC

With low-level WC, corner mounted vanity unit with tiled splashback, tiled floor covering, chrome heater towel rail and wall mounted extractor fan.

Kitchen/Diner

13' 0" x 9' 7" (3.96m x 2.92m)

Mainly comprising of range of wall and base mounted highly crafted shaker units with modern flat edge worksurface incorporating a single sink drain unit with mixer taps and complementary splashback tiling. Integrated appliances include electric oven, induction hob, stainless steel extractor canopy. Undercounter space and plumbing for both dishwasher and washing machine, space for fridge freezer, under cupboard lighting, wall mounted gas combination boiler, double glazed window to front elevation and spotlights to ceiling.

Living Room

17' 1" x 15' 10" (5.21m x 4.83m)

Located to the rear of the property and having double glazed French doors with adjoining side panel windows leading out onto the rear garden. Wall mounted radiator, additional window to the side elevation, TV point. The feature focal point of the room is a modern media wall, with ample storage cupboards and display shelving.

First Floor

Landing

Access from the main entrance hallway with double glazed window to the side elevation, secondary staircase to second floor landing, additional window to the front elevation and internal doors accessing three bedrooms and family bathroom.

Bedroom Two

10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window to the rear elevation, spotlights to ceiling, wall mounted radiator and TV point.

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window to the front elevation, TV point, wall mounted radiator.

Bedroom Four

7' 5" x 7' 3" (2.26m x 2.21m)

Double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Comprising of a three piece suite containing WC, large vanity unit and panelled bath with mains fed shower and attachment over with glass complementary shower screen. Wood floor covering, part wall tiling, spotlights and extractor fan wall mounted chrome heater towel rail.

Second Floor

Landing

With double glazed window to the side elevation and internal door leading to:-

Master Bedroom Suite

17' 0" x 9' 10" (5.18m x 3.00m)

Accessed via the second floor landing is this beautiful master bedroom suite. Double glazed dormer window to the rear elevation, wall mounted radiator, range of inbuilt wardrobes providing useful storage and hanging space, Velux window to the front elevation, spotlighting internal door leading to:-

En-Suite

8' 6" x 3' 4" (2.59m x 1.02m)

Modern three-piece shower suite comprises of WC, vanity unit with tiled splashback and large shower enclosure with modern mains fed shower and attachment over. Spotlights and extractor fan, tiled floor covering, chrome heater towel rail and Velux window.

Outside

The front elevation is a block paved driveway that provides parking for two vehicles and a side access gate leading to rear garden.

The low maintenance family rear garden comprises of a full width paved patio area with raised artificial lawn with sleeper edge borders all enclosed by timber fence boundaries. A large timber summer house that spans the full width of the garden and offers light and Power is immediately to the top end of the garden. The summer house has a variety of uses from home office, studio or home gym. To the rear of the summer house is a parking space and potential garage (subject planning

permission).

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+) A		94
(81-91) B	84	
(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	

Telephone: 01773 832355

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