



£375,000

Richmond Close, Ilkeston DE7 6NA

Detached House | 4 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Superbly Presented Modern Detached Family Home
- Corner Plot Position
- Four Bedrooms
- Driveway and Garage
- Viewing highly recommended
- Contemporary Shower Room
- Bespoke Shutters
- Beautiful Landscaped Rear Garden with Summer House
- Council Tax Band D

## Property Description

An opportunity to acquire this superbly presented modern detached 4 bedroom family home located on corner plot position and offering contemporary living throughout.

## Main Particulars

Derbyshire Properties are delighted to present this truly beautiful four bedroom detached family home located within a quiet cul-de-sac position and offering contemporary modern living throughout. The current owners have lived in the property for over 30 years and have meticulously modernised and improved throughout with beautiful fixtures and fittings and stunning landscape garden to rear.

The property briefly comprises of; entrance hall, guest cloak room, beautiful kitchen and large lounge/dining room. To the first floor landing leads to four bedrooms and a contemporary shower room. Externally the property is located on a corner plot position with landscaped gardens, side driveway and garage and a raised low maintenance rear garden with decking area and summer house.

We believe the property would ideally suit families and an internal inspection is essential to avoid missing out of this beautifully presented family home.

### Entrance Hallway

Entered via composite door from the front elevation with adjoining obscured side panel and useful storage cupboard. Wood floor covering, wall mounted radiator, decorative coving and spotlights to ceiling, staircase to first floor landing and internal doors accessing the guest cloakroom, lounge/dining room and kitchen.

### Guest Cloakroom

This modern remodelled cloakroom comprises of a WC and wall mounted vanity unit with inset slimline sink with mixer tap. Wood panelling to walls, tiled floor covering, double glazed obscured window with bespoke shutter and wall mounted radiator.

### Living Room

29' 2" x 9' 3" (8.89m x 2.82m)

This beautiful and well proportioned lounge has a solid floor covering and two pairs of French doors with adjoining side panels allowing for access onto the rear garden. Wall mounted modern vertical radiators, decorative coving and spotlights to ceiling, bespoke shutters to doors and windows. The feature focal point of the room is a wall mounted gas living flame effect fire with stainless steel surround, attractive fire surround and raised hearth. Internal door gives access to:-

### Kitchen

15' 2" x 8' 2" (4.62m x 2.49m)

This beautifully fitted contemporary kitchen comprises of a range of wall and base mounted matching units with modern flat edge work surface incorporating a one and a half bowl sink drainer unit with mixer taps. Under counter lighting, integrated appliances to include double Neff electric oven, four ring gas hob with stainless steel extractor canopy over, fridge/freezer, dishwasher and washing machine. Wood floor covering, TV, double glazed window with bespoke shutters to the front elevation and sealed unit door to the side elevation.

## First Floor

### Landing

Accessed via the main entrance hall with double glazed window with bespoke shutters to the front elevation, ceiling mounted loft access point and spotlighting. Internal doors access all bedrooms and family bathroom.

### Bedroom One

13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed window with bespoke shutters to the rear elevation, wall mounted radiator, wood floor covering and range of fitted wardrobes with sliding mirror frontage.

### Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)

With double glazed window with bespoke shutters to the rear elevation, wall mounted radiator, wood floor covering and TV point.

### Bedroom Three

10' 2" x 9' 0" (3.10m x 2.74m)

With double glazed window with bespoke shutters to the front elevation, space for wardrobes, wall mounted radiator and wood floor covering.

### Bedroom Four

9' 0" x 7' 7" (2.74m x 2.31m)

(currently used as a dressing room) double glazed window with bespoke shutters to the front elevation, wood floor covering, stairwell and wall mounted radiator.

### Shower room

7' 2" x 5' 5" (2.18m x 1.65m)

This contemporary shower room offers a double width shower enclosure with glass screen with wall mounted mains fed shower and attachment over with fully tiled walls, WC, freestanding sink and wall mounted towel rail and radiator, spotlighting and extractor fan to ceiling, vinyl floor covering and double glazed up obscured window.

## External

### Outside

To the front elevation there are manicured gardens which are mainly laid to lawn with insert flowerbeds and borders with mature planting. A block paved pathway leads to the front elevation and allow for access also onto Street.

To side elevation is a driveway providing parking for two vehicles that gives access to a detached, garage with up and over light and this is accessed via wrought iron gates.

The delightful landscape, low maintenance garden comprises of a large area of Astroturf garden with gravel borders with a range of inset modern planting all enclosed by timber fence boundaries and trailing. A decking terrace provides an area for outdoor eating and entertaining and a delightful summer house with light and power

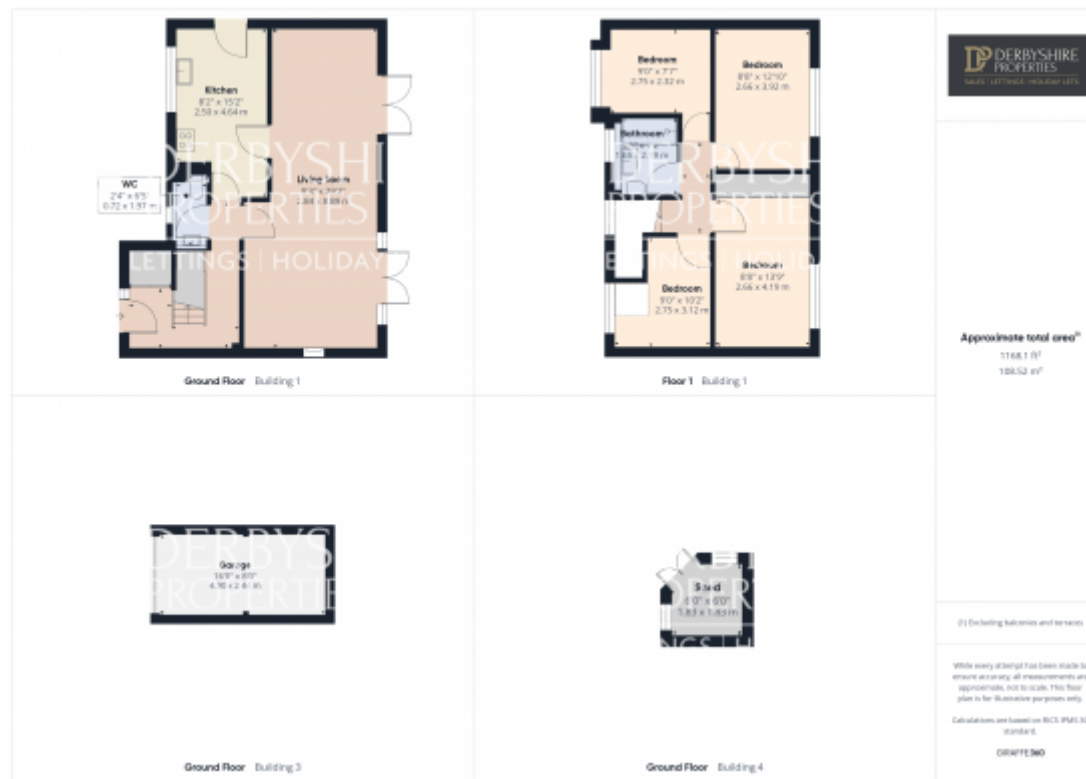
and heating provides a pleasant place to relax .

Externally the property offers a full width terrace access directly from the lounge/dining room with wall mounted electrically operated . A number of wall mounted external lighting points, tap and outside power supply.

#### 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>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(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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