



DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

£475,000

Dob Holes Lane, Ilkeston DE7 6EN

Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)





# Step Inside

---

## Key Features

- Detached Family Home
- Large Rear Extension
- 3 Double Bedrooms
- Bathroom & Cloakroom/WC
- Extended Lounge/Dining Room
- Extended Kitchen/Breakfast Room
- Sitting Room & Study
- Driveway & Garage
- Large L-Shaped Rear Garden
- Ideal Family Purchase
- COUNCIL TAX BAND E

## Property Description

New to the market is there superbly presented and spacious detached family home located in the highly regarded village of Smalley.

## Main Particulars

Derbyshire Properties are delighted to present for sale this beautifully presented and spacious detached family home located in the highly regarded area of Smalley. The current vendors have lived here over a number of years, and have carried out extensive improvements and a sizable rear extension. The property briefly comprises of :- entrance hall, cloakroom/WC, sitting room, study, extended lounge/dining room, and an extended open-plan kitchen/breakfast room. To the first floor a spacious landing provides access to 3 double bedrooms and a family bathroom. Externally, the property is positioned on a large plot with ample parking to the front and side elevations and garage. The large rear L shaped garden is landscaped to a high standard and has mainly laid lawn with hedge-row and fenced boundaries. We recommend the property would ideally suit families and an early internal inspection is essential to avoid missing out.

### Study

With double glazed window to the front elevation, tiled floor covering and wall mounted radiator. Archway leads to:-

### Inner Hallway

Located in the central part of the property is the spacious hallway that provides access to all downstairs rooms and has carpeted staircase to the first floor landing with useful under stairs storage cupboard. Tiled floor covering from the study area, wall mounted radiator and feature stained glass porthole circular window.

### Sitting Room

With feature bay window to the front elevation, wall mounted radiator, solid wood floor covering, TV point and decorative coving to ceiling. The feature focal point of the room is a painted cast-iron feature fireplace with raised tiled hearth.

### Cloakroom/WC

Comprising of an encased WC with attached storage cupboards and useful countertop worksurface incorporating a sink with mixer taps. Double glazed obscured window to the side elevation, further wall mounted storage cupboards, wall mounted modern gas combination boiler, and tiled floor covering.

### Extended Kitchen/Breakfast Room

With doors and windows to side and rear elevations, tiled floor covering, wall mounted radiator, wall mounted heated towel rail, and decorative coving to ceiling. The superb kitchen comprises of a range of wall and base mounted matching units with granite worksurface incorporating a one and a half ball sink drainer unit with mixer taps and tile splashback areas. The kitchen incorporates numerous appliances to include dishwasher, fridge/freezer, five ring gas hob with floating stainless steel extractor canopy over and double electric fan assisted. The kitchen provides numerous workstations and has an array of storage cupboards and pull-out drawers providing ample storage spaces.

### Extended Lounge/Dining Room

This large space for all the family is divided into two areas with the lounge area being carpeted, wall mounted radiator, decorative coving and TV point. The focal point of the room is an exposed brick chimney with inset cast-iron log burning fire.

The dining room has wood floor covering, an additional wall mounted radiator, decorative covering and double glazed French doors with adjoining windows to the rear elevation. This provides access onto the rear garden terrace.

#### First Floor

##### Landing

Accessed via the inner hallway with internal doors providing access to all bedrooms and bathroom. Wall mounted radiator and velux skylight to the front elevation.

##### Bedroom 1

With double glazed window, wall mounted radiator and a superb range of fitted wardrobes and bedroom furniture providing use source storage and hanging space.

##### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and useful storage alcoves that ideal for wardrobes and other bedroom furniture.

##### Bedroom 3

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

##### Bathroom

This well appointed three-piece bathroom suite comprises of a WC, vanity unit and space-saver with wall mounted electric shower and attachment and complimentary curved glass shower screen. Part tiling to walls, double glazed obscured window, wall mounted chrome heated towel rail, ceiling mounted loft access point and vinyl floor covering.

#### Outside

To the front and side elevations are driveways providing parking for numerous vehicles and providing access to an attached garage with electric up and over door. The superb L shaped rear garden has been landscaped over a number of years and is the ideal garden for the growing family. Directly outside the kitchen and dining area is a large paved patio area that continues in the form of a pathway to the very bottom part of the garden. The garden is mainly laid to lawn with a range of stocked flowerbeds and borders, timber fenced boundaries on one side and hedgerow boundary on the other. The garden opens out into the widest part which also is mainly lawn with additional stocked flowerbeds and borders. There are also mature trees that provide privacy from neighbouring properties and a large timber garden shed, external lighting and outside tap.

#### 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.








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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)