



£400,000

Cloves Hill, Ilkeston DE7 6DH

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Traditional Semi Detached Home
- Priced To Sell
- 4 Bedrooms & 2 Reception Rooms
- Highly Regarded Location
- Extremely Private Landscaped Gardens
- Potential To Extend (subject to planning permission)
- Superb Family Home
- In Need Of Modernisation / Refurbishment
- View Absolutely Essential!
- COUNCIL TAX BAND D

## Property Description

Derbyshire Properties are delighted to offer to the the sales market this spacious extended semi detached family home nestled on a large plot overall and situated in one of the most sought after locations on the edge of Derby in this beautiful semi rural area

## Main Particulars

Derbyshire Properties are delighted to offer to the the sales market this spacious extended semi detached family home nestled on a large plot overall and situated in one of the most sought after locations on the edge of Derby in this beautiful semi rural area. Offered with no upward chain the accommodation briefly comprises: Entrance hallway front sitting room-bedroom with en-suite shower room off, lounge, dining room and kitchen to the ground floor and to the first floor landing there are four bedrooms and bathroom. Outside there is a garden and driveway to the front elevation whilst to the rear there is a lovely large mature garden. View early to avoid disappointment.

### Entrance Hallway

With entrance door to the front elevation, radiator, under the stairs storage cupboard, stairs leading up to the first floor landing.

### Front Sitting Room-Bedroom

3.23m x 1.63m (10'7" x 5'4") - With double glazed window to the front elevation, electric storage heater.

### En-Suite Shower Room

3.23m x 1.63m (10'7" x 5'4") - Comprsing a three piece suite of: low level w.c, wash basin set into vanity unit with cupboard beneath, shower enclosure with electric shower over, radiator, double glazed window to the rear elevation, storage cupboard plumbing for automatic washing machine.

### Lounge

3.58m x 3.58m (11'9" x 11'9") - With double glazed window to the front elevation, radiator, gas boiler.

### Dining Room

With stone fireplace-open working fire, radiator, single glazed window to the rear elevation.

### Kitchen

2.64m x 2.06m (8'8" x 6'9") - Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, radiator, double glazed window to the rear elevation, entrance door leading to the rear garden.

### Landing

With access to the loft via the drop down ladder the loft is partly boarded with velux window to the rear and single glazed window.

### Bedroom One

4.88m 3.05m x 3.43m (16' 10" x 11'3") - With double glazed window to the front elevation, radiator.

#### Bedroom Two

3.58m x 3.56m (11'9" x 11'8") - With double glazed window to the front elevation, radiator.

#### Bedroom Three

3.20m plus recess x 3.58m (10'6" plus recess x 11' - With single glazed window to the rear elevation, radiator.

#### Bedroom Four

2.06m x 1.68m (6'9" x 5'6") - With double glazed window to the front elevation, radiator.

#### Family Bathroom

2.64m x 1.68m (8'8" x 5'6") - Comprsing a four piece suite of low level w.c, pedestal wash hand basin paneled bath with electric shower over, airing cupboard housing tank, radiator, single glazed window to the rear elevation.

#### Outside

The attraction to this property is not only that it is set in this well sought after location with countryside views to the front and rear but the overall size of the plot, there is a garden and driveway to the front and to the rear there is a large beautiful garden laid mainly to lawn with mature trees and shrubs, the owner also purchased an additional plot of garden land to the bottom of the garden.

#### 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.





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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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