



£575,000

Crown Hill Way, Ilkeston DE7 6XA

Detached House | 5 Bedrooms | 3 Bathrooms

01773 832355

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Key Features

- Five/Six Bedrooms, Master with En-suite
- Double Garage
- Stunning Open-Plan Kitchen Diner
- Generous Plot
- Popular Residential Location
- Bi-fold doors To Rear Landscaped Garden
- Cul-De-Sac Location
- Council Tax Band E

Property Description

Located in quiet cul-de-sac position is this stunning and extended executive five bedroom detached family home. The property has been lovingly improved and renovated and would ideally suit families.

Main Particulars

Derbyshire Properties are delighted to present this five/six bedroom executive detached family home occupying an enviable position in a quiet cul de sac, a stone's throw away for all the rural surroundings.

This Executive family home is perfect for family life with spacious accommodation throughout and five good-size bedrooms, the master having a full-size ensuite luxury bathroom, it certainly exudes a sense of spaciousness and modernity. This beautiful home has been updated and maintained by the current owners to a fantastic standard throughout.

The property briefly comprises of:- reception hall, cloakroom/WC, study (potential 6th bedroom), dining room, lounge open plan living kitchen, utility room and downstairs shower room. The first floor gallery landing leads to five bedrooms, family bathroom and full size ensuite bathroom to the master suite. Externally the property offers a large frontage with double detached garage and ample parking and private, rear garden with numerous patio terraces. An early internal inspection should be undertaken to avoid disappointment.

Reception Hall

Entered via composite door with two adjoining obscured windows from the front elevation, tiled floor covering, wall mounted modern radiator, spotlighting to ceiling and carpeted staircase to first floor landing, with attractive glass balustrade. Additional double glazed window to the front elevation, under stairs storage cupboard and internal doors leading to cloakroom, study, dining room, kitchen and lounge

Cloakroom/WC

With double glazed obscured window to front elevation, low-level WC and vanity unit. Fully tiled walls and floor, wall mounted heated towel rail.

Study/Bedroom Six

3.89m x 2.36m (12' 9" x 7' 9") With double glazed window window to the side elevation and wall mounted radiator, this additional reception room would make an ideal study or sixth bedroom.

Dining Room

5.07m x 3.21m (16' 8" x 10' 6") Accessed via the reception hall or kitchen Is this large dining room that benefits from two double glazed windows to the front elevation both having bespoke shutter blinds. Spotlighting and wall mounted radiator.

Living Room

5.97m x 3.51m (19' 7" x 11' 6") Located to the rear of the property and benefiting from two sets of UPVC French doors allowing for direct access onto the rear garden. Wall mounted radiators, spotlighting to ceiling and TV point. The feature focal point of the room is a cast iron log burner set within exposed fireplace with lintel over,

tiled backdrop and raised tiled hearth.

Open plan living kitchen

5.090m x 3.93m (16' 8" x 12' 11")

Kitchen Area - comprising of a range of wall and base mounted matching units with granite worksurface incorporating numerous integrated appliances. these include two fan assisted electric ovens, convection microwave oven, fridge, and freezer, induction hob with centrally mounted extractor fan feature sink with hot water tap. The feature focal point of the room is a stunning large island with granite worksurface that provides additional storage space with pullout drawers and racking. A tiled floor covering then links the living/dining area (extension) seamlessly.

Living/Dining Area

6.40m x 2.92m (21' 0" x 9' 7") With the continuation of the floor covering from the kitchen area pitched roof extension with Velux windows to the rear elevation provide high levels of natural light with the addition of bifold doors to the rear elevation and French doors to the side elevation.

Utility Room

3.35m x 1.74m (11' 0" x 5' 9") With the continuation of the kitchen with base mounted storage units with 1 1/2 sink drainer with mixer taps, undercounter space and plumbing for tumble dryer and wash machine, tiled splashback, ceiling mounted fan, double glazed window and stable door to the rear elevation, wall mounted heater towel rail, spotlights to ceiling and internal doors leading to a useful boot room which houses the boiler and to shower room.

Shower Room

Comprising of a WC, vanity unit and wet room shower with wall mounted electric shower and attachment over with fully tiled walls, vinyl floor covering, extractor fan and double glazed up obscured window.

First Floor

Landing

Accessed via the main hallway, spotlighting, ceiling mounted loft access point and internal doors accessing all five bedrooms and family bathroom.

Bedroom One

4.08m x 3.95m (13' 5" x 13' 0") With double glazed window to the front elevation with bespoke shutter blinds, decorative picture rail, wall mounted radiator and range of bespoke in built furniture, provide ample storage and hanging space. Internal door leading to en-suite.

Superb En-suite Bathroom

This truly stunning full bathroom has been designed by the current vendor and no expense has been spared. It comprises of a WC, 'his and hers' vanity units with inset circular sink with feature taps. Freestanding oval bath with centrally mounted shower attachment and taps over. A full width double deluge shower with shower attachments and rainfall overhead, contrasting marble and ceramic tiling, wood floor covering, wall mounted period style radiator and two double glazed obscured

windows with bespoke shutters to front elevation.

Bedroom Two

3.92m x 3.40m (12' 10" x 11' 2") Double glazed window to the front elevation with bespoke shutter blinds, wall mounted radiator and fitted wardrobe

Bedroom Three

3.76m x 2.98m (12' 4" x 9' 9") Double glazed window to the rear elevation, space for wardrobes and wall mounted radiator

Bedroom Four

3.75m x 3.02m (12' 4" x 9' 11") With double glazed window to the rear elevation and wall mounted radiator.

Bedroom Five

2.96m x 2.45m (9' 9" x 8' 0") With double glazed window to the rear elevation and wall mounted radiator

Family Bathroom

2.37m x 1.84m (7' 9" x 6' 0") Comprising of a three piece suite to include WC, vanity unit and bath with main fed shower and attachment over with complementary curved shower screen. Marble panelling to walls, wall mounted chrome heater towel, spotlights and extractor fan ceiling and wood floor covering.

External

Outside

The paved frontage to the property provides parking for numerous vehicles and gives access to a detached brick built garage, with up and over door light and power. Two areas of well kept lawn with borders and timber fence boundaries to neighbouring properties.

The low maintenance rear garden has an area of lawn and two feature entertaining terraces with paving. Outside lighting, timber fence boundaries, outside garden shed, stocked flowerbeds and borders.

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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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