



£850,000

Cloves Hill, Ilkeston DE7 6DH

Detached House | 5 Bedrooms | 4 Bathrooms

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Key Features

- Executive Detached Family Home
- 5 Bedrooms & 3 Reception Rooms
- x 2 En-Suites + Family Bathroom
- Beautiful Landscaped Gardens
- Large Driveway & Detached Double Garage
- Superb Open Plan Living Kitchen
- Highly Regarded Location
- Utility, Boot Room & Shower Room
- Countryside Views
- COUNCIL TAX BAND F

Property Description

Located in the highly sought after hamlet of Morley is this stunning executive detached residence offering open plan living spaces with quality fixtures and fittings throughout.

Main Particulars

Derbyshire Properties are delighted to present for sale this executive detached family home located on sizable plot in the highly regarded Hamlet of Morley.

The property boasts large open plan living spaces with quality fixtures and fittings throughout and large landscaped gardens that offer a tranquil escape from the hustle and bustle of daily life. The area is highly regarded and offers a semi-rural location.

The property briefly comprises of :- entrance porch, entrance hall, sitting room, stunning open plan living kitchen, inner hallway, utility room, shower room, boot room, dining room and an exceptionally large living room. To the first floor a gallery landing provide access to 5 bedrooms, two en-suite shower rooms and extensive family bathroom. Externally the driveway offers parking for numerous vehicles, detachable garage, beautifully landscaped gardens, housing summerhouse/workshop.

Location

Area

Cloves Hill is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walks.

Ground Floor

Entrance Porch

Entered via composite door from the front elevation, tiled floor covering, UPVC windows to the front and side elevations, spotlights to ceiling and internal oak door with glass inserts provide access to:-

Reception Hall

With the continuation of the tiled floor covering from the porch, spotlights to ceiling, wall mounted radiator with decorative cover and floor to ceiling wood panelled feature wall.

Sitting Room

4.07m x 3.66m (13' 4" x 12' 0") With solid wood floor covering, large feature double glazed bay window to the front elevation, additional window to the side elevation, wall mounted radiator with decorative cover and TV point. The feature focal point of the room is a wall mounted gas living flame effect fire with decorative surround, marble backdrop and raised hearth.

Superb Open-Plan Living Kitchen

7.5m x 3.75m (24' 7" x 12' 4") Living/dining area-with large double glazed bay window to the front elevation, bifold doors to the side elevation allowing for access onto a side entertaining Terrace, solid wood floor covering, decorative wall lighting and TV point.

Kitchen area- comprising of a stunning, sleek modern kitchen with quartz worksurfaces and comprising of a range of wall and base mounted units with under cupboard lighting. Moulded sink drainer with mixer taps, large breakfast bar dividing the kitchen and dining areas with ample seating space and storage beneath. Double glazed windows to the side and rear elevations, freestanding gas range with stainless steel extractor over, integrated dishwasher fridge, and freezer.

Inner Lobby

Offering even more space this inner lobby space that provides access to the dining room and utility room. Wall mounted radiator, feature wood panelled wall with decorative lighting and beautifully crafted internal oak doors leading to:-

Dining Room

5.93m x 4.21m (19' 5" x 1' 5") This large open plan dining room benefits from dual aspect windows with bespoke shutter blinds. Solid wood floor covering, decorative picture lighting to walls and a superb open-plan turning staircase provide access to the first floor landing with useful under stairs storage cupboard.

Primary Living Room

6.36m x 5.24m (20' 10" x 17' 2") With the continuation of the solid wood floor covering from the kitchen this superb large living space provides room for all the family. It also benefits from dual aspect windows to the front and rear elevations both with bespoke shutter blinds. Wall mounted radiator, TV point, decorative wall lighting, speaker system and a superb focal point of a cast-iron fire, feature fireplace with decorative wooden surround, tiled backdrop and raised tiled hearth.

Utility Room

2.83m x 2.19m (9' 3" x 7' 2") Accessed via the inner hallway with wall and base mounted units, worksurface with space and plumbing for washing machine and inset stainless steel sink. Tiled floor covering, useful floor to ceiling storage cupboards and curved exposed timber utility cupboard. Internal oak door leads to:-

Shower Room

Comprising of a three-piece suite to include WC, wall mounted wash hand basin and wet room shower with wall mounted main fed, shower and attachment over. Fully tiled floor and walls, spotlights and extractor fan ceiling, double glazed obscured window and wall mounted radiator.

Boot Room

Accessed via the side elevation is this useful boot room with double glazed door and window, tiled floor covering and worksurface a storage space.

First Floor

Beautiful Open Galleried Landing

Accessed via the dining room is the superb light and airy landing with two Velux windows to the front elevation and additional window to front elevation, exposed beam to ceiling and decorative picture lighting.

Master Bedroom Suite

6.36m x 4.61m (20' 10" x 15' 1") This superb master suite offers to Juliett balconies with French doors to front and rear aspects. Solid wood floor covering, TV point,

decorative wall lighting and a range of fitted wardrobes with mirror doors. A superb vaulted ceiling with further skylights and exposed beam adds opulence. A feature exposed timber wall and doorway leading to:-

En-Suite

En-suite - this spacious modern en-suite comprises of a WC, wall mounted wash hand basin with inset sink and double shower enclosure with mains rainfall-head shower and complimentary sliding glass doors. Porcelain tiles to floor and walls, wall mounted chrome heated towel rail, Velux window. And wall mounted extractor fan.

Bedroom 2

4.13m x 2.73m (13' 7" x 8' 11") With large double glazed bay window to the front elevation, solid wood floor covering, wall mounted radiator, built in desk and fitted wardrobes with sliding doors.

Bedroom 3

4.16m x 3.71m (13' 8" x 12' 2") With double glazed window to the front elevation, wall mounted radiator, solid wood floor covering, fitted wardrobe and ceiling mounted loft access point.

Bedroom 4

With large double glazed bay window to the front elevation, wall mounted radiator with decorative cover and space for ample bedroom furniture.

Bedroom 5

3.18m x 2.98m (10' 5" x 9' 9") With double glazed window to the side elevation, wall mounted modern vertical radiator, fitted wardrobes and internal door providing access to:-

En-Suite

Comprising of a three-piece white modern suite to contain WC, pedestal wash hand basin and panelled bath with shower attachment and complementary shower screen. Fully tiled walls, wall mounted chrome heated towel rail, tiled floor covering, double glazed obscured window, spotlights to ceiling and wall mounted extractor fan.

Family Bathroom

4.78m x 2.22m (15' 8" x 7' 3") This spacious family bathroom comprises of a beautifully designed four piece suite to include an encased WC, large vanity unit with inset sinks, shower enclosure with mains shower and attachment and a feature oval shaped bath with wall mounted taps and shower attachment. Marble tiling to floor and walls, wall mounted chrome heated towel rail, double glazed obscured window, spotlights and extractor fan to ceiling.

External

Outside

The property is approached by a gravelled sweeping driveway that provides parking for numerous vehicles and also offers a handy turning space. A double detached timber garage with light and power and side door. A well cared for shaped lawn with stocked flowerbeds/ borders and attractive stone wall boundary to Street. To the

side elevation is a raised private lawn and seating area with mature hedgerow boundary to neighbouring properties providing high degree of privacy with further raised planting beds and stocked borders.(This area offers high degrees of privacy and beautiful or interrupted views).

Immediately outside the living/kitchen is a superb contemporary, low maintenance garden which offers a paved entertaining terrace and raised composite decking seating area enclosed by cedar fencing and hedge-row boundaries. Central to this is an inset Koi Carp fish pond and further seating area. The main garden is mainly laid to lawn with beautifully landscaped mature hedgerow boundaries and trees that provide high degree of privacy and a sanctuary from modern life. This part of the garden offers further seating area, timber garden shed and useful timber outbuilding which is currently used as a home office.

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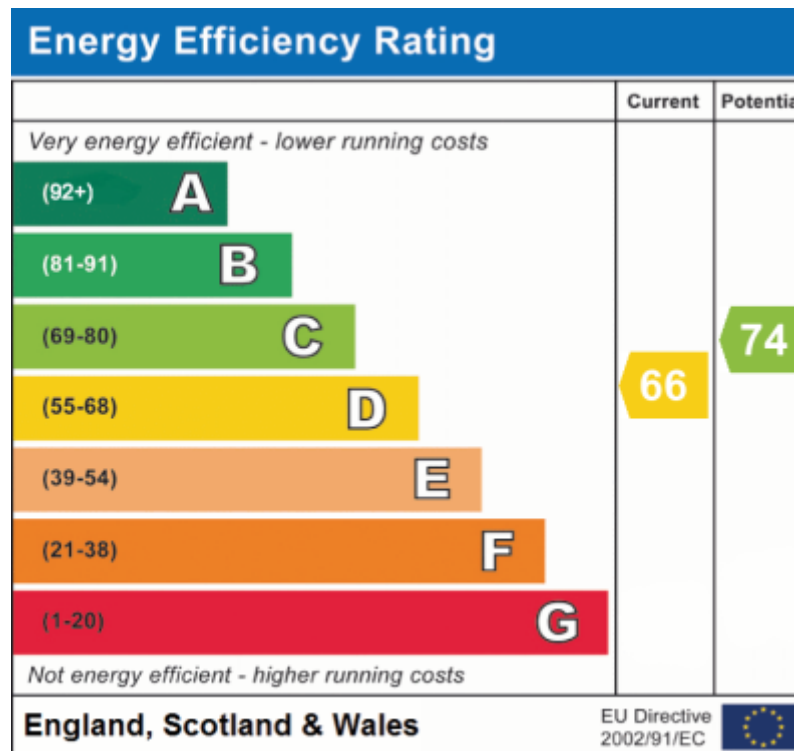
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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