



£695,000

High Lane West, Ilkeston DE7 6HP

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Extended Detached Family Home
- 5 Bedrooms & 3 Reception Rooms
- Large Kitchen/Diner
- Driveway For Numerous Vehicles
- Double Attached Garage
- Stunning Landscaped Garden With Views
- Ideal Family Home
- Sought After Location
- Viewing highly recommended
- Council Tax Band F

## Property Description

Derbyshire Properties are delighted to introduce for sale this large executive detached family home that benefits from numerous extensions and is positioned on a superb large plot with landscape gardens.

## Main Particulars

Derbyshire Properties are delighted to introduce for sale this large executive detached family home that benefits from numerous extensions and is positioned on a superb large plot with landscape gardens. The property offers a wealth of living space and briefly comprises of:- entrance porch, entrance hall, guest cloakroom, large living room, dining area, sitting room, study, living kitchen, snug, conservatory, family bathroom, downstairs double bedroom, utility room and additional side entrance porch. To the first floor a landing provides access to 3 further double bedrooms, large family bathroom and storeroom.

Externally the property is positioned on a wonderfully large plot with superb landscape gardens offering high degrees of privacy. An internal inspection is essential to appreciate the accommodation on offer.

### Ground Floor

#### Entrance Porch

Entered via hardwood door with adjoining windows from the side elevation, wall mounted coat storage and internal hardwood door with obscured side panels providing access into:-

#### Entrance Hall

This spacious light and airy L shaped reception hall has solid wood floor covering, carpeted staircase to 1st floor landing, wall mounted radiator, decorative coving to ceiling, useful storage cupboard and additional under stairs storage cupboard.

#### Guest Cloakroom

With low-level WC, double glazed obscured window, wall mounted extractor fan, part tiling to walls, wood floor covering, decorative coving to ceiling and wall mounted radiator.

#### Living Room

6.29m x 5.30m (20' 8" x 17' 5") Located to the front elevation and boasting a large double glazed bay window with two additional double glazed windows to the side elevation, making this a light and airy room. Decorative coving to ceiling, wall mounted radiators and TV point. The feature focal point of the room is a living flame effect gas fire with exposed brick surround and raised tiled hearth.

#### Sitting Room

4.25m x 3.65m (13' 11" x 12' 0") With a double glazed window to the side elevation, wall mounted radiator, decorative coving and door opening to provide access to:-



#### Dining Room

4.01m x 3.27m (13' 2" x 10' 9") With wood effect laminate floor covering, wall mounted radiator and double glazed window to the front elevation.

#### Bedroom/Sitting Room

4.90m x 3.71m (16' 1" x 12' 2") With double glazed window to the side elevation, wall mounted radiator, decorative coving to ceiling, TV point, and electric fire with decorative surround.

#### Utility Room

3.32m x 2.34m (10' 11" x 7' 8") Comprising of base mounted units with rolltop worksurface incorporating a single stainless steel sink drain unit with mixer taps. Under counter space and plumbing for washing machine, space for tumble dryer, fully tiled walls and floor, decorative coving to ceiling, wall mounted radiator, wall mounted extractor fan and door and window provide access to the side entrance porch.

#### Side Entrance Porch

With double doors leading to the side elevation.

#### Double Bedroom

4.78m x 3.61m (15' 8" x 11' 10") With double glazed window to the rear elevation, wall mounted radiator, TV point,

#### Family Bathroom

3.18m x 2.14m (10' 5" x 7' 0") Comprising of a four piece suite to include WC, pedestal wash handbasin, bidet and panelled bath. Fully tiled walls, would effect laminate floor covering, decorative coving to ceiling, fully tiled walls, double glaze obscured window, wall mounted extractor fan, wall mounted radiator and ceiling mounted loft access point.

#### Kitchen

5.7m x 5.03m (18' 8" x 16' 6") Comprising of a range of wall and base mounted units with granite effect worksurfaces incorporating a one and a half full stainless steel sink drain unit with mixer taps and complimentary tile splashback areas. Numerous Incorporated appliances include double oven, five ring gas hob with wooden extractor canopy over, and dishwasher. Under cupboard lighting, decorative coving and spotlights to ceiling, windows to the front and rear elevations, tiled floor covering, wall mounted radiator and internal door leading through to the garage.

#### Pantry

2.39m x 1.83m (7' 10" x 6' 0") Providing useful storage and space for freezer, wall mounted shelving, tiled walls and flooring and coving to ceiling.

#### Snug

3.66m x 3.20m (12' 0" x 10' 6") Located between the conservatory and kitchen is a useful cosy room with decorative coving to ceiling, wall mounted radiator and door with adjoining window providing access to :-

#### Conservatory

3.66m x 3.58m (12' 0" x 11' 9") Constructed from a brick base and double glazed units with pitch roof, wood floor covering and doors to the side elevation.

#### First Floor

##### Landing

Accessed via the main entrance hallway is this spacious landing with internal doors providing access to 3 bedrooms, family bathroom, storeroom and access out on to the balcony, which provides a delightful view overlooking the garden. Wall mounted radiator, useful storage cupboard and the door and window are provided with vertical blinds.

##### Bedroom One

4.29m x 2.91m (14' 1" x 9' 7") Double bedroom with double glazed window to the front elevation, wall mounted radiator, fitted wardrobes, decorative coving and wood effect laminate floor covering.

##### Inner Landing

Access with loft access point.

##### Bedroom Two

3.86m x 2.60m (12' 8" x 8' 6") Carpeted double bedroom with double glazed window to the front elevation, wall mounted radiator and decorative coving.

##### Bedroom Three

3.83m x 2.57m (12' 7" x 8' 5") Carpeted double bedroom with double glazed window to the rear elevation, wall mounted radiator and decorative coving.

##### Family Bathroom

2.85m x 2.81m (9' 4" x 9' 3") This large family bathroom comprises of a generous 5 piece suite that includes a low-level WC, pedestal wash handbasin, bidet, tiled front of bath and large shower enclosure with wall mounted electric shower and attachment over. Fully tiled walls, decorative coving, linen cupboard, double glaze obscured window and radiator.

##### Storeroom

With double glazed obscured window and raised storage alcove, located over the stairs .

#### External

##### Outside

The property is accessed via a curved wall into a substantial tarmac driveway that provides parking for numerous vehicles and leads to a integral double garage with electric up and over composite door, light and power & rear access door. Wall mounted EV charging point, security, lighting and solar panels. The front garden offers an area of lawn with mature inset trees and shrubbery, providing privacy from the road and neighbouring properties.

Gated access, then leads to the rear garden.

The superb rear garden has been professionally landscaped over a number of years and offers a large, entertaining patio terrace, with steps down leading to a further

Extensive paved Patio. The garden is mainly laid to lawn with stocked flowerbeds and borders with an array of mature hedge row and trees providing a natural boundary to neighbouring properties and providing high levels of privacy. Directly behind the house and garden. He is an open field, providing a pleasant outlook.

#### Double Integral Garage

Double garage with electric up and over composite door, light and power & rear access door. The newly installed (2021) gas combination boiler is wall mounted.

#### Additional Information

Solar Panels where installed April 2022

#### Disclaimer

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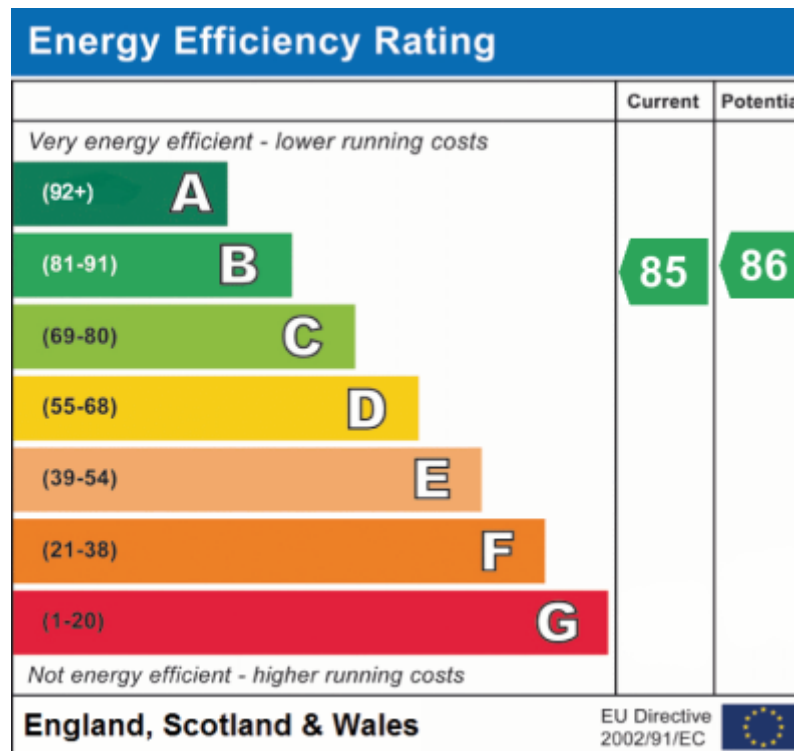






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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