



£495,000

Church Lane, Mapperley, Ilkeston DE7 6BS

Detached Bungalow | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Vehicular Access is DE7 6JP
- Extensive Detached Bungalow
- No Upward Chain
- Large L-Shaped Plot
- 3/4 Bedrooms
- Stunning Location
- Extended Over A 40 Years Period
- Ideal Family Purchase
- Viewing Absolutely Essential
- Ample Driveway Parking
- Detached Double Garage with Workshop
- COUNCIL TAX BAND E



## Property Description

A unique opportunity to acquire this unique 3/4 bedroom detached bungalow positioned on a sizable plot and located within the highly regarded village of Mapperley, close to West Hallam.

## Main Particulars

Derbyshire Properties is delighted to introduce for sale this uniquely well-proportioned 3/4 bedroom detached bungalow, located in the highly regarded village of Mapperley, close to West Hallam.

The property has been owned by the current vendor for several years and has undergone substantial refurbishment with multiple extensions over time. It is set on an L-shaped plot, offering superb countryside views of the surrounding area. The property comprises: (from front to back) a utility room, a shower room, a dining area, a kitchen, an inner hallway, a bathroom, a double bedroom, another bedroom, a garden room/bedroom, a second double bedroom, the main living room, and a conservatory. Externally, the property occupies a sizable plot with beautifully landscaped gardens, a large driveway, and a detached double garage with workshop.

### Location

Situated in the charming village of Mapperley, this property enjoys a peaceful rural setting adjacent to the stunning Shipley Country Park in Derbyshire. Just two miles west of Ilkeston, Mapperley Village is a close-knit community of around 300 residents spread across three distinct settlements: the main village, Park Hall, and Mapperley Brook. The area is ideal for those seeking countryside tranquility with easy access to local towns, offering picturesque surroundings, a strong sense of community, and immediate access to scenic walking and cycling routes within the park.

### Utility

2.77m x 2.26m (9' 1" x 7' 5") Entered via the front elevation courtyard garden with double glazed sealed unit door, double glazed windows to front and side elevations, wall mounted radiator, worksurface with undercounter space for fridge/freezer and plumbing for washing machine. Sink drainer unit with mixer taps and tiled splashbacks, internal doors provide access to both the shower room and dining area.

### Shower Room

2.18m x 1.31m (7' 2" x 4' 4") This modern three-piece white suite contains encased WC with attached vanity unit with inset sink. Large wet room shower enclosure with wall mounted main fed shower and attachment over with complimentary glass screen. Double glaze obscured window, wall mounted chrome heated towel rail and tiled floor covering.

### Dining Area

4.19m x 2.95m (13' 9" x 9' 8") With UPVC French doors with adjoining windows provide access onto the front courtyard garden. Wall mounted radiator, spotlights to ceiling and doorway provides access into:-

### Kitchen

4.79m x 2.58m (15' 9" x 8' 6") Comprising of a range of wall and base mounted matching units with roll-top worksurface incorporating a one and a half bowl sink drainer

unit with mixer taps. Integrated dishwasher, integrated electric oven, 4 ring gas hob with pull out extractor canopy over. Spotlights to ceiling, vinyl tiled effect floor covering, under cupboard lighting, integrated fridge/freezer, double glazed window to the front elevation and sliding door provides access to:-

#### Inner Hallway

Located centrally to the property and having spotlights to ceiling and a number of internal doors leading to most rooms and useful storage pantry.

#### Bathroom

2.65m x 2.16m (8' 8" x 7' 1") Comprising of a three-piece suite to include WC, large vanity unit with inset sink and panelled bath with wall mounted electric shower and attachment over with curved complimentary shower screen. Part tiling walls, wall mounted storage cabinets, wall mounted radiator and double glazed obscured window.

#### Bedroom

3.62m x 2.92m (11' 11" x 9' 7") With double glazed window to the front and side elevations, wall mounted radiator and fitted wardrobes, that provide useful storage and hanging space.

#### Bedroom

3.79m x 3.59m (12' 5" x 11' 9") (current used as the master suite) with double glazed door with adjoining windows to the rear elevation providing access onto the second courtyard garden. Wall mounted radiator, decorative coving and fitted wardrobes, that provide useful storage and hanging space.

#### Bedroom

4.92m x 1.96m (16' 2" x 6' 5") With double glazed obscured window to the side elevation, wall mounted radiator, decorative wall lighting and internal double doors provide access to:-

#### Bedroom

3.64m x 2.65m (11' 11" x 8' 8") With double glazed French doors to the rear elevation, additional window to the side elevation, wall mounted radiator and decorative wall lighting.

#### Living Room

7.49m x 4.08m (24' 7" x 13' 5") This large light and airy room benefits from windows to the side and rear elevations, wall mounted radiators, exposed mock beams to ceiling. The feature focal point of the room is a large exposed brick fireplace housing a gas fire upon a large tiled hearth. Internal double doors with adjoining side panel windows lead to:-

#### Conservatory

3.65m x 3.15m (12' 0" x 10' 4") This timber framed conservatory has windows to all aspects and providing access to the rear courtyard. Wall mounted radiator and bespoke fitted blinds.

#### Outside

The property is positioned on a sizable L-Shaped plot. To the front elevation is a private block paved courtyard enclosed by walled boundaries and having useful wooden shed. A pathway to the side elevation then leads to the rear of the property where a further large entertaining terrace can be found. This terrace offers

beautiful elevated views of the surrounding countryside and acts as a real suntrap. The garden has been landscaped over a number of years with a pathway dividing two areas of lawn enclosed by hedgerow and tree boundaries with stocked flowerbeds and borders. Also located here is a timber summer house with its own private patio and raised decking area.

Further to this the garden offers a huge driveway and turning space for 10+ vehicles and a double garage and workshop.

#### Double Garage (with Workshop)

10.47m x 5.51m (34' 4" x 18' 1") With an electric up-and-over door and an attached workshop.

#### 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.
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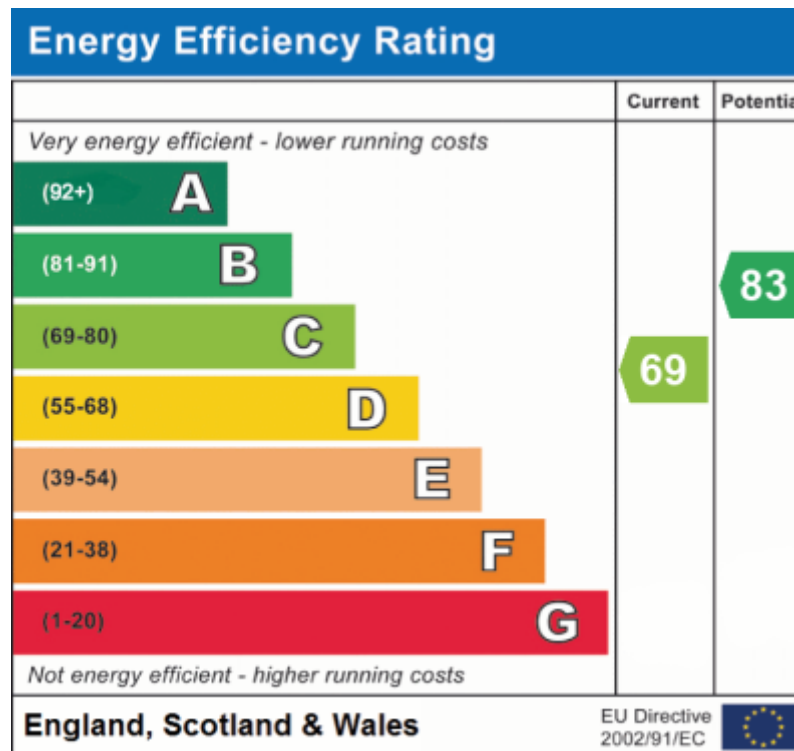












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