



£450,000

Oakwell Drive, Ilkeston DE7 5GL

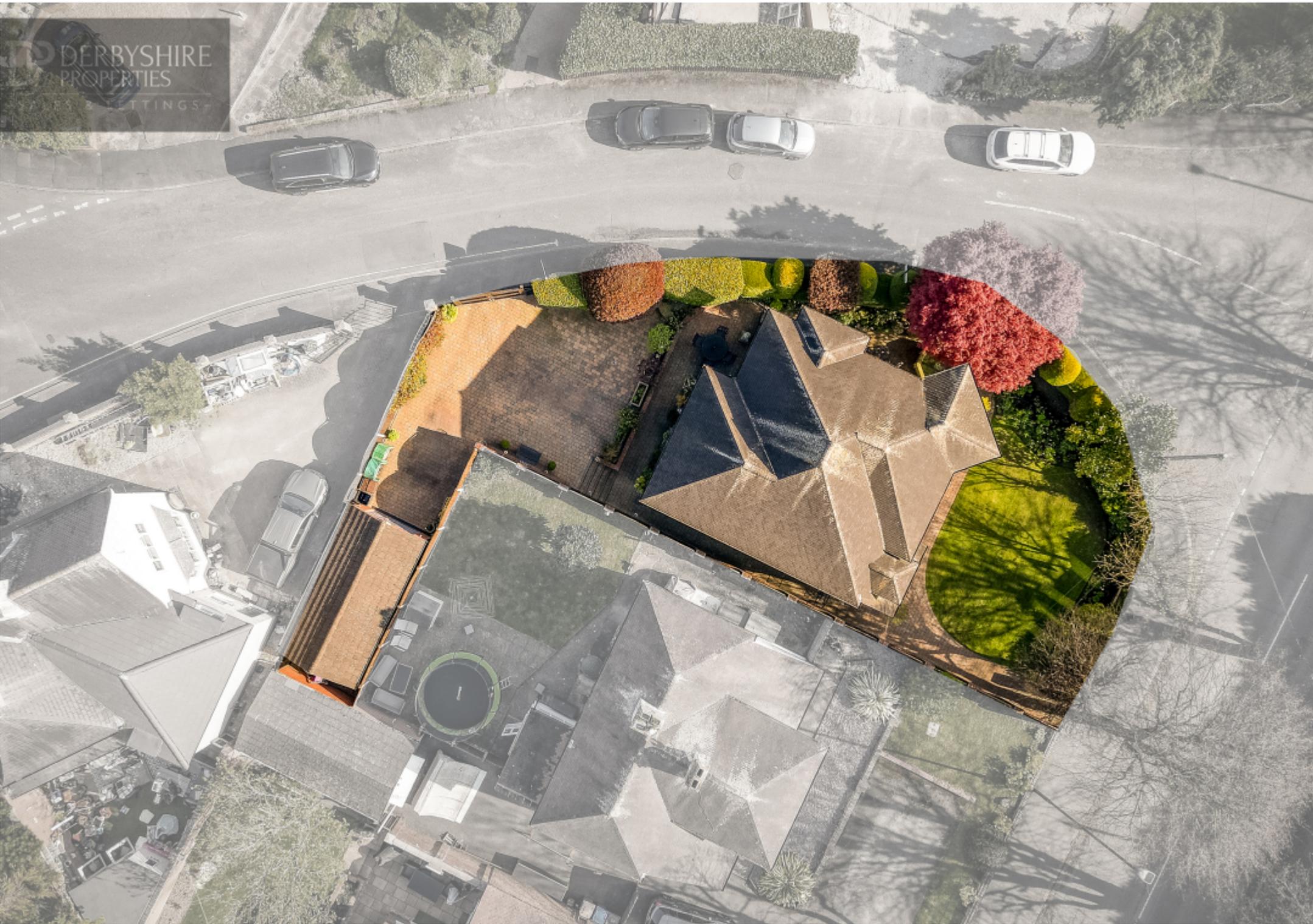
Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Four Bedrooms - En-Suite To Master
- Beautifully Presented Throughout
- Detached Garage & Driveway Parking
- Gardens To The Front, Side & Rear
- Occupying a Corner Plot Position & Constructed in 2010
- Gas Central Heating & Double Glazing Throughout
- Close By To Local Amenities
- Council Tax Band D

## Property Description

An opportunity to purchase this beautifully presented and spacious modern four bedroom detached family home located in sort after position. The property is approximately 15 years old and is constructed in the style of the 1930s with a number of stunning features of this decade. Externally, the property is located upon a corner plot position and surrounded by stunning landscape gardens, with parking and garage to the rear.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious modern detached family home, ideally positioned in a highly sought-after location.

Constructed approximately 11 years ago, the property has been thoughtfully designed in the style of a 1930s home, incorporating a range of charming period features that add character and elegance throughout.

The accommodation briefly comprises a spacious entrance hallway, a stunning lounge with a feature corner bay window, and a bright, elegant dining room ideal for entertaining. The modern fitted kitchen is complemented by a separate utility room and a guest cloakroom for added convenience.

To the first floor, a galleried landing provides access to four generously sized bedrooms, a stylish family bathroom, and an en-suite shower room to the master bedroom.

Occupying a desirable corner plot, the home is surrounded by beautifully landscaped gardens and benefits from off-road parking to the rear.

An early internal inspection is highly recommended to fully appreciate the quality of the accommodation, fixtures, and fittings on offer.

### Location

Located in a popular residential area of Ilkeston, offering the perfect balance of convenience and community. This well-connected location provides easy access to both Derby and Nottingham, making it ideal for commuters, with excellent road links via the A52, M1 (Junction 25), and the nearby Ilkeston train station offering direct routes into Nottingham and beyond.

The area benefits from a wide range of local amenities including supermarkets, independent shops, cafes, and restaurants, as well as leisure facilities such as gyms and parks. Victoria Park and the Nutbrook Trail are nearby, offering scenic green spaces for walking, cycling, and outdoor recreation.

Families are well catered for with several well-regarded primary and secondary schools in the area, along with nurseries and childcare options. Healthcare facilities, including GP practices and Ilkeston Community Hospital, are also within easy reach.

### Ground Floor

#### Entrance Hall

Entered via composite door from the front elevation with adjoining obscured double glaze window. Additional window to the side elevation, wall mounted radiator, Karndean floor covering, carpeted staircase to 1st floor landing with useful under stairs storage cupboard.

## Inner Hall

With the continuation of the floor covering from the entrance hallway and three internal doors accessing all downstairs rooms

## Living Room

5.68m x 4.12m (18' 8" x 13' 6") With the continuation of the Karndean floor covering from the entrance hall, wall mounted radiators and windows to the front and side elevations. TV point, internal French doors lead to the dining room, the focal point of the room is a wall mounted fire with attractive surround, marble backdrop in half. The main feature to the room is in truly stunning corner Bay window offering views of the front and side gardens.

## Dining Room

4.24m x 3.13m (13' 11" x 10' 3") This beautiful light and airy room also has Karndean floor covering, wall mounted radiator, internal door leads to the inner hallway, feature double glaze bay window to the side elevation and double glazed french doors provide access out onto the rear garden.

## Kitchen

4.25m x 2.69m (13' 11" x 8' 10") This beautifully modern fitted kitchen comprises of a range of wall and base mounted units with granite work surfaces incorporating a moulded sink drainer with mixer taps. Under cupboard lighting, tiled floor covering, breakfast bar area, TV point, integrated fridge freezer, dishwasher, double oven, induction hob and extractor canopy over. Double glazed window to the rear elevation and door opening to :-

## Utility Room

2.0m x 2.14m (6' 7" x 7' 0") With the continuation of the kitchen cupboards and granite worksurface incorporating and additional moulded sink drainer with mixer taps. Under counter washing machine and timber dryer. Part wall tiling, double glaze window to the rear elevation, spotlighting, tiled floor covering, wall mounted radiator, composite door to the side elevation and wall mounted alarm control unit. Internal door provide access to:-

## Guest Cloakroom

Comprising of an encased WC with attached vanity unit. Part tiling walls, double glaze obscured window, wall mounted extractor fan, wall mounted chrome heated towel rail and tiled floor covering.

## First Floor

### Gallery Landing

Accessed via the entrance hall with double glazed obscured window to the side elevation, ceiling mounted loft access point and internal doors providing access to all bedrooms.

### Master Bedroom

4.07m x 3.44m (13' 4" x 11' 3") This truly stunning bedroom suite is located over the lounge and offers the same beautifully crafted corner bay window. Additional window to the front elevation, wall mounted radiator and range of fitted wardrobes that provide useful storage and hanging space.

### Ensuite

Comprising of a three-piece modern shower suite to include WC, pedestal wash handbasin and shower enclosure with mains fed shower and attachment over. Wall mounted extractor fan, double glazed obscured window, part wall tiling, wall mounted heaters towel rail and tiled floor covering.

#### Bedroom Two

Double glazed window to the rear and side elevations, radiator, TV point and space for wardrobes.

#### Bedroom Three

4.15m x 2.6m (13' 7" x 8' 6") With double glazed window to the rear elevation, radiator and fitted storage cupboard.

#### Bedroom Four

2.98m x 2.25m (9' 9" x 7' 5") With double glazed window and wall mounted radiator.

#### Bathroom

4.38m x 2.27m (14' 4" x 7' 5")

A four piece suite comprising bath with mixer tap and handheld shower attachment, separate enclosed shower cubicle with dual head mains shower, glass screen/sliding door, wash hand basin with mixer tap with storage cupboards beneath, push flush WC. Tiling to the walls and floor, double glazed window to the front elevation, chrome ladder towel radiator and extractor fan.

#### External

#### Outside

The property is located upon a corner plot position and the stunning front garden has been landscaped to an extremely high standard. The garden offers a well cared for lawn, stopped flowerbeds and borders with a range of manicured hedgerow and planted boundaries. A curved block paved pathway and outside terrace provide useful outdoor seating. The pathway continues to the side elevation where further stocked flowerbeds and borders and Colin for screening can be found. The feature focal point of this area is a superb braided octagonal Koi carp pond with light and power. A further seating area and gated access then lead to the rear garden. The rear garden is mainly block paved to provide parking for numerous vehicles and accessed by timber double gates and provide access to a large detached brick garage. Further stopped flowerbeds, outside lighting and power.

#### Detached Garage

6.50m x 3.29m (21' 4" x 10' 10") Up and over door to the front, power and lighting points with lighting either side of the garage door.

#### 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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6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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