



Heanor Road, Smalley, Ilkeston, Derbyshire

£399,950

DESCRIPTION

This incredibly spacious and individually designed four double bedroom home must be viewed internally to fully appreciate the level and standard of accommodation on offer. Located in the sought after village of Smalley this property is well placed for commuting into Nottingham and Derby as well as towns including Ripley and Belper. The accommodation briefly comprises large entrance lobby with fitted storage, inner hall with curved stair case to the first floor, large sitting room, huge extended lounge and dining area opening to the patio, large fitted kitchen with Aga, separate dining room opening to the garden, useful utility room, four double bedrooms all with fitted wardrobes, large en suite shower room to master bedroom, useful first floor store room and a very spacious luxury family bathroom. To the front of the property is recently relaid tarmac driveway for several vehicles, garage, car port and well maintained borders with a variety of mature planting and trees. At the rear is an expansive garden comprising a large flagstone patio area, ornamental pond, huge lawn area, a wonderful variety of well stocked flower beds and borders and a range of mature shrubs and trees.

ENTRANCE LOBBY

With double glazed entrance door and window, fitted storage cupboards, laminate flooring and warm air heating vent.

HALLWAY

Featuring a striking curved stair case and warm air vent.

SITTING ROOM

Long well appointed reception room featuring living flame gas fire inset to marble style hearth with wooden surround, warm air vent, double glazed side window and a double glazed bay window to the front aspect.

DINING AREA

Very spacious dining area of the large ground floor extension, featuring a feature open fire, warm air vent and a double glazed side window.

LOUNGE AREA

Large, light and airy main lounge featuring a handsome brick fire place with inset open fire and

tilled hearth, recessed spotlights, warm air vent, large double glazed side window and double glazed sliding doors to the patio.

KITCHEN

Well proportioned family kitchen featuring a range of wall, base and drawer units, contrasting work surfaces, inset sink and drainer, integrated dishwasher and fridge, large Aga range supplying the hot water and some radiators. extractor hood and fan, tiled splash back areas, recessed spotlights, double glazed door to the side access path and a double glazed front window.

DINING ROOM

Separate dining room featuring warm air vent and double glazed sliding doors to the rear garden.

UTILITY ROOM

With fitted store units, work surface, tiled splash back areas, plumbing for a washing machine and connections for a dryer, space for a fridge and freezer, wash hand basin, in built storage cupboard and a double glazed rear window.

WC

Featuring a large vanity wash hand basin unit, toilet, tiled splash back areas, warm air vent and a double glazed side window.

STAIRS TO:-

LANDING

With a large walk in store cupboard and provides access to all first floor rooms.

MASTER BEDROOM

Large main bedroom with a range of fitted wardrobes and drawer units, warm air vent, over bed lighting and two double glazed windows overlooking the rear garden.

EN-SUITE SHOWER ROOM

Featuring jack and jill vanity wash hand unit, bidet, glazed shower cubicle with mains fed shower, toilet, heated towel rail, tiled splash back areas, warm air vent and a double glazed side window.

BEDROOM TWO

Double bedroom with fitted slide door wardrobes, warm air vent and a double glazed front window.

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BEDROOM THREE

Double bedroom with fitted wadrobes, warm air vent and a double glazed window overlooking the rear garden.

BEDROOM FOUR

Double bedroom with fitted wadrobes, warm air vent and a double glazed window overlooking the rear garden.

BATHROOM

Stunning recently refitted luxury family bathroom featuring a contemporary white suite comprising free standing bath with floor mounted mixer tap, low flush toilet and wash hand basin. Other features include a double sized glazed shower cubicle with feature over head shower fittings, wall mounted TV, independent electric under floor heating, tiled flooring and splash back areas, two heated towel rails, recessed spot lights, in built store cupboard and a double glazed front window.

OUTSIDE

To the front of the property is recently relaid tarmac driveway for several vehicles, garage, car port and well maintained borders with a variety of mature planting and trees. At the rear is an expansive garden comprising a large flagstone patio area, ornamental pond, huge lawn area, a wonderful variety of well stocked flower beds and borders and a range of mature shrubs and trees.

EPC

The Energy Performance rating is E. A full report is available upon request.

DIMENSIONS

Sitting Room

3.82m (max) x 6.57m (max) (12'6" (max) x 21'7" (max))

Dining Area

4.74m x 6.30m (15'7" x 20'8")

Lounge Area

6.26m x 4.80m (20'6" x 15'9")

Kitchen

3.23m x 4.56m (10'7" x 14'11")

Dining Room

3.50m x 4.38m (11'6" x 14'4")

Utility Room

1.67m x 2.97m (5'6" x 9'9")

Wc

1.79m x 2.43m (5'11" x 8'0")

Master Bedroom

4.67m (not inc wardrobes) x 4.46m (max) (15'4" (not inc wardrobes) x 14'8" (max))

En-Suite Shower Room

1.70m (max) x 4.80m (max) (5'7" (max) x 15'9" (max))

Bedroom Two

3.19m (max) x 4.26m (10'6" (max) x 14'0")

Bedroom Three

4.45m (not inc wardrobes) x 2.87m (14'7" (not inc wardrobes) x 9'5")

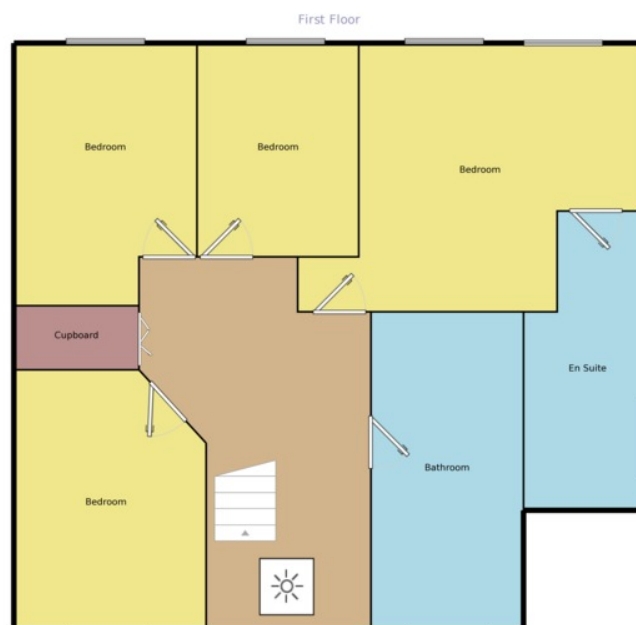
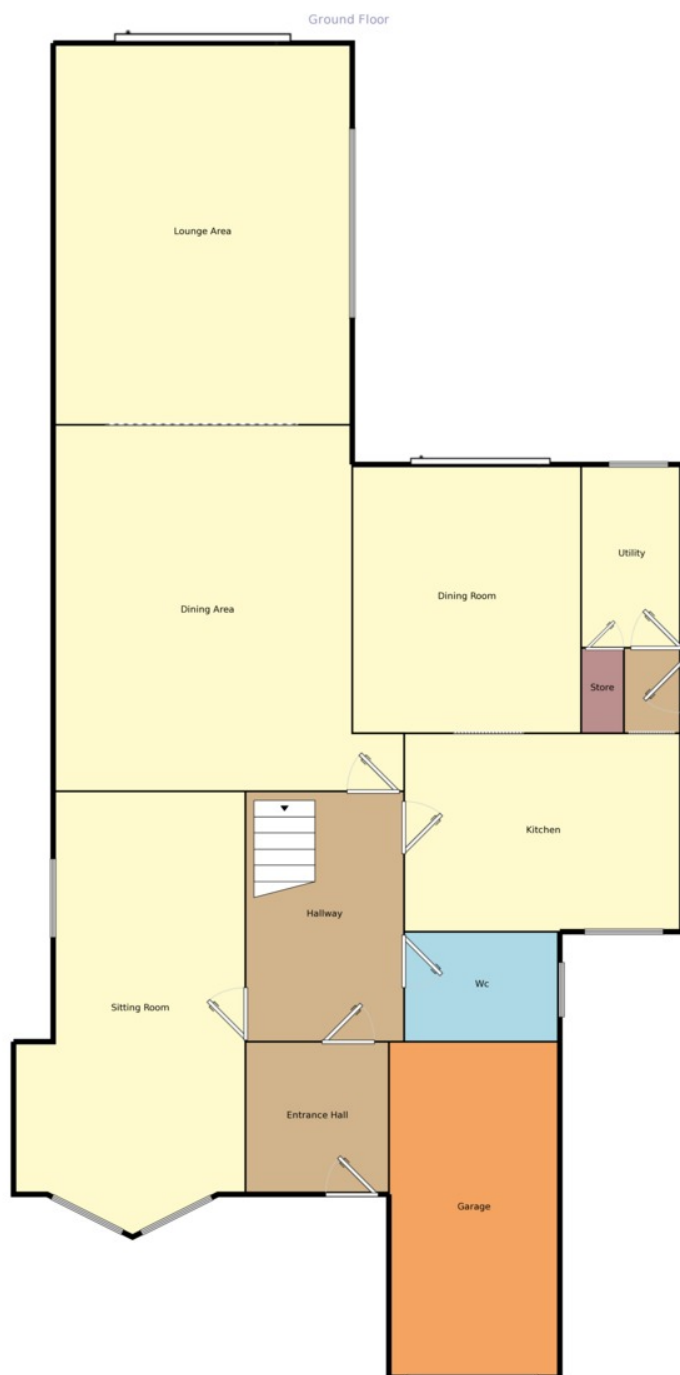
Bedroom Four

2.67m x 4.45m (into doorway alcove) (8'9" x 14'7" (into doorway alcove))

Bathroom

2.34m x 5.18m (7'8" x 17'0")





Measurements are approximate. Not to scale. For illustrative purposes only.

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All Measurements

All Measurements are Approximate

*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



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