



# HOPKINS & DAINTY

ESTATE AGENTS



**Wilmot Drive, Ilkeston, DE7 6EL**

**£499,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning bungalow. Nestled in the charming village of Smalley, this delightful home offers a perfect blend of comfort and style. With a versatile layout, stunning countryside views and a large garden plot.

Convenient for access into Derby and the nearby A38, with onward connections to the M1 at junction 28.

The beautifully presented accommodation is accessed via a welcoming hallway, which leads to the impressive fitted kitchen (with integrated appliances) and double glazed rear conservatory overlooking the garden. The main Lounge has an additional sitting area and a hidden bookcase door leads to a further living room (or potential third bedroom). There are two spacious main bedrooms and a stylish bath/shower room, along with an en-suite shower room serving the master bedroom. The garage has been split to provide a utility room and storage area, along with access to a further loft space.

The property has gas central heating, double glazing and driveway parking.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.



### Entrance Hallway



Accessed via a double glazed entrance door with a double glazed side panel. With an attractive Parquet style floor, radiator, ornamental fireplace, coving to the ceiling, built in storage cupboards and access to the loft space. The loft has a drop down ladder and is part boarded to provide a useful storage space, with a double glazed side window and a door through to the a further loft area.

### Kitchen/Breakfast Room 14'9" x 12'11" (4.50 x 3.95)



Fitted with a stylish range of base and wall units with under unit lighting, decorative tiled splashbacks and worktops with an inset sink and drainer. There is a built in electric oven, gas hob and hood along with an integrated dishwasher and fridge/freezer. Attractive tiled flooring, a radiator, ceiling spotlights, a single glazed door and window opening to:

### Conservatory 12'2" x 8'10" (3.73 x 2.70)



Double glazed rear conservatory with tiled flooring and leaded light French doors opening onto the rear patio and garden.

### Master Bedroom 12'10" x 10'10" (3.93 x 3.32)



Measurements do not include the wardrobes. Front double bedroom with built in wardrobes and cupboards over. A radiator, coving to the ceiling and a double glazed front window. Door to:



**En-Suite Shower Room 8'5" x 6'2">3'6" (2.57 x 1.89>1.09)**



Three piece suite comprising double shower, wash hand basin and WC. Luxury vinyl tile flooring, decorative tiled splashbacks, a heated towel rail, coving to the ceiling and a double glazed side window.

**Bedroom 2 11'11" x 12'0" (3.64 x 3.66)**



Rear double bedroom with a radiator, coving to the ceiling and double glazed French doors with side panels opening onto the rear patio and garden.

**Bath/Shower Room 9'3" x 7'10" (2.82 x 2.41)**



Four piece suite comprising roll top bath with a mixer tap and shower attachment; corner shower, vanity wash hand basin and WC. Attractive tiled flooring, a designer radiator and two double glazed side windows.

**Lounge/Sitting Room**



Generous main reception room, split into two areas.

**Lounge Area 16'11" x 11'11" (5.16 x 3.64)**



With a decorative open fireplace, radiator and double



glazed front window with shutters.

**Sitting Area 11'11" x 8'5" (3.64 x 2.59)**



With luxury vinyl tile flooring, a radiator, double glazed sliding patio door to the rear patio and garden and a fitted bookcase with a hidden door leading to:

**Living Room 19'3" x 9'4" (5.89 x 2.85)**



Versatile extended living room or potential third bedroom. With a feature fireplace, laminate flooring, radiator, decorative coving to the ceiling and double glazed side and rear windows. Glazed door to:

**Utility 12'0" x 9'10">8'10" (3.66 x 3.00>2.71)**



Originally part of the garage; with plumbing for a washing machine, a radiator, wood flooring, stairs to the loft area and a door to:

**Storage Area 8'10" x 6'4" (2.71 x 1.95)**

The remaining part of the garage is now a useful storage area. With electric light and power connected and an electric roller door.

**Loft Area 10'11" x 9'10" (3.34 x 3.00)**



Measurements include the stairs.



Useful loft space with a radiator, part sloping ceiling with a double glazed roof light. Currently used as an extra sitting room, but please note there are no building regulations granted for this to be used as a bedroom.

### Front Garden



To the front of the property there is a attractive mature shrub garden with a seating area and a gated path to the entrance door.

### Driveway

Providing off road parking for more than one car. Gated side access to the rear garden.

### Boiler Room 7'1" x 4'5" (2.17 x 1.35)

Located at the side of the property, with electric light and power and the wall mounted gas boiler.

### Rear Garden



At the rear of the property there is a delightful lawn and patio garden, split into several parts, including a vegetable garden and chicken run. With a variety of planted borders, grass walkways and numerous sitting areas with pleasant

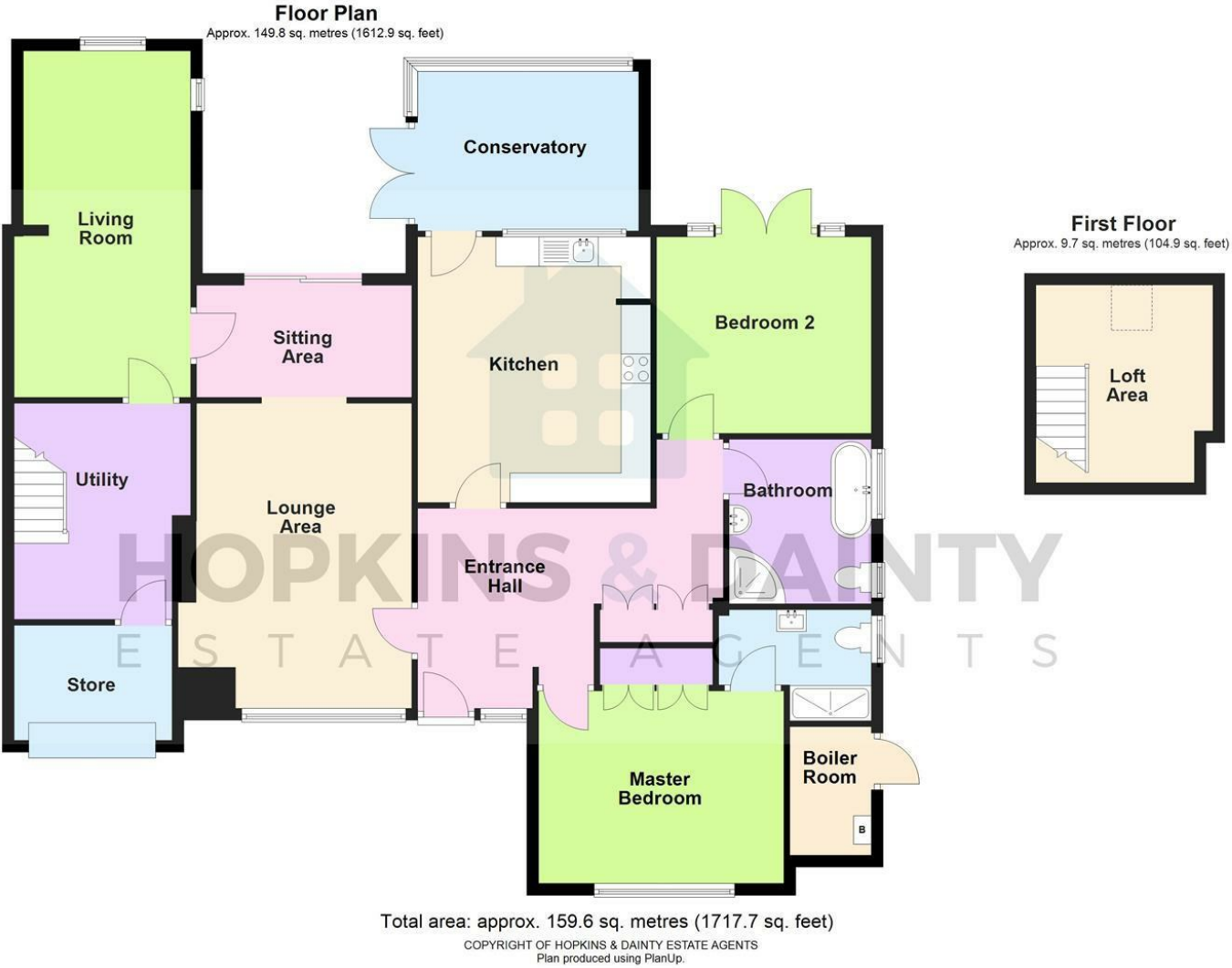
Westerly views over the surrounding countryside. Let the photos take you on a tour of this stunning garden or better still, why not arrange your own viewing.

We are informed that the Oak tree has a tree preservation order and the chicken is not included in the sale.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

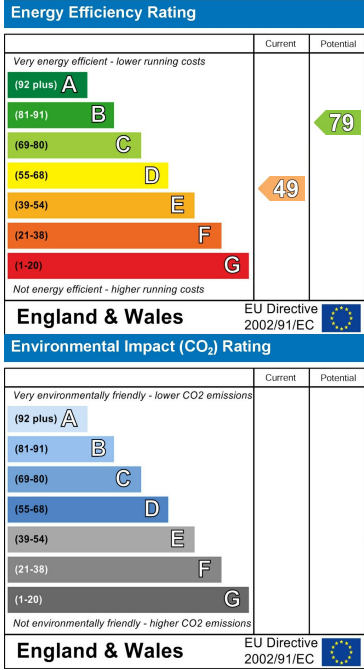
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.