

# Fletcher & Company

5 Cheriton Drive, Ilkeston, DE7 9HP

£425,000



- Superbly Presented & Much Improved Detached Home
- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Lounge with Media Wall
- Open Plan Living Kitchen with Bifold Doors
- Ground Floor Bedroom & En-Suite Shower Room
- Three First Floor Bedrooms & Well-Appointed Bathroom
- Driveway with Ample Off-Road Parking
- Stylish Landscaped Rear Garden







## Summary

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A superbly presented and extended, four bedroom, modern, detached residence occupying a fabulous south facing plot backing onto the Nutbrook trail.

Greatly improved by the current vendor as well as extended to now form one of the best properties on the estate. Benefiting from gas central heating and double glazing property comprises entrance hall with wood panelling, fitted guest cloakroom, lounge with feature media wall, fabulous open plan living kitchen bifold doors lantern roof, high specification fitted kitchen with built-in appliances and marble worktops, utility room and ground floor bedroom with en-suite shower room. The first floor leads to three good sized bedrooms and a well-appointed bathroom.

The property has a block paved driveway to the front providing ample off-road parking. To the rear is a low maintenance garden with block paved patio/terrace, faux living wall, lower level garden with artificial lawn and raised beds, storage, covered seating area and bar.

# F&C

## The Location

Ilkeston is a popular town with an excellent range of facilities including a varied selection of shops, large supermarket, restaurants, cafes, schooling at all levels, parks and leisure centre. The property provides easy access to A610 and Giltbrook retail park as well as Nottingham and Derby.

## Accommodation

### Ground Floor

#### Entrance Hall

4'10" x 2'10" (1.48 x 0.88)

An entrance door provides access to hallway with feature wood panelling and tile flooring with underfloor heating.



#### Fitted Guest Cloakroom

4'6" x 3'1" (1.39 x 0.96)

With low flush WC, vanity unit with wash handbasin and cupboard beneath and tile flooring with underfloor heating.





### **Elegant Lounge**

13'3" x 9'10" (4.04 x 3.01)

With feature three quarter wood panelling, Karndean flooring, media wall with recess ideal for a flat screen TV and electric fire beneath, recessed ceiling spotlighting, door leading to staircase to first floor and double glazed window to front.



### **Living Kitchen**

23'11" x 16'4" (7.30 x 4.99)



### Lounge/Dining Area

A beautiful light and airy room which is south facing with a stunning double glazed lantern roof, triple glazed tinted bifold doors overlooking garden and faux living wall, porcelain tiled flooring and recessed ceiling spotlighting.



### Kitchen Area

A high specification bespoke fitted kitchen featuring marble worktops with matching island, stylish and extensive range of fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset sink unit with mixer tap and instant hot water, induction hob with recessed extractor, Samsung oven and microwave, full height fridge, full height freezer, integrated dishwasher, continuation of porcelain flooring and recessed ceiling spotlighting.



### Utility

8'7" x 6'8" (2.62 x 2.04)

With granite effect worktop, sink unit, fitted base cupboard, shoe storage and door to rear garden.

### Secret Door to Bedroom Four

20'10" x 8'0" (6.36 x 2.45)

A secret door off the kitchen leads to bedroom four with central heating radiator, recessed ceiling spotlighting and door to en-suite shower room.

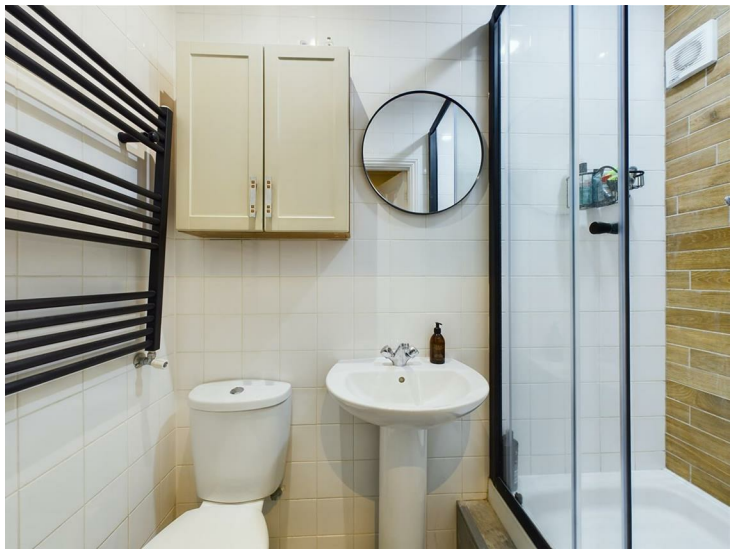




### **En-Suite Shower Room**

6'9" x 3'4" (2.06 x 1.02)

With low flush WC, pedestal wash handbasin, shower cubicle and towel radiator.



### **First Floor Landing**

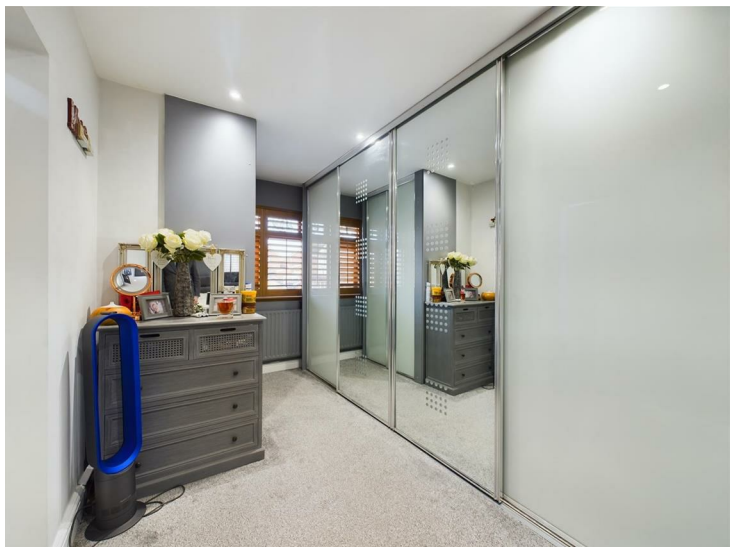
8'7" x 6'3" (2.62 x 1.91)

An L-shaped landing with decorative coving, recessed ceiling spotlighting, airing cupboard and double glazed and leaded window to side with bespoke shutter.

### **Bedroom One**

21'4" x 8'1" (6.52 x 2.48)

With central heating radiator, an extensive range of fitted wardrobes some with sliding mirrored doors, recessed ceiling spotlighting, double glazed window to rear and double glazed and stained glass window to front with bespoke shutters.



### **Bedroom Two**

13'8" x 9'10" (4.18 x 3.02)

With central heating radiator, wood panelled wall, recessed ceiling spotlighting, overstairs storage cupboard, two double glazed and stained glass windows to front with bespoke shutters.



### **Bedroom Three**

9'1" x 9'0" (2.77 x 2.76)

With central heating radiator, wood panelled wall, recessed ceiling spotlighting, built-in wardrobes and double glazed window to rear with bespoke shutters offering pleasant view over green space.



### **Well-Appointed Bathroom**

6'1" x 6'1" (1.87 x 1.86)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.





## Outside

The property benefits from a block paved driveway to the front with attractive wrought iron railings providing ample off-road parking. To the rear of the property is a stylish, low maintenance garden with composite decking steps beneath a cedar overhang, block paved patio/terrace, space for a hot tub, attractive faux living wall, gated access to a further garden area with extensive artificial lawn, raised borders, useful storage, covered seating area and bar, ornamental lighting and outdoor power.

A true feature to this sale is the gate at the foot of the garden which gives direct access onto the Nutbrook trail offering miles of pleasant walks in the surrounding area.

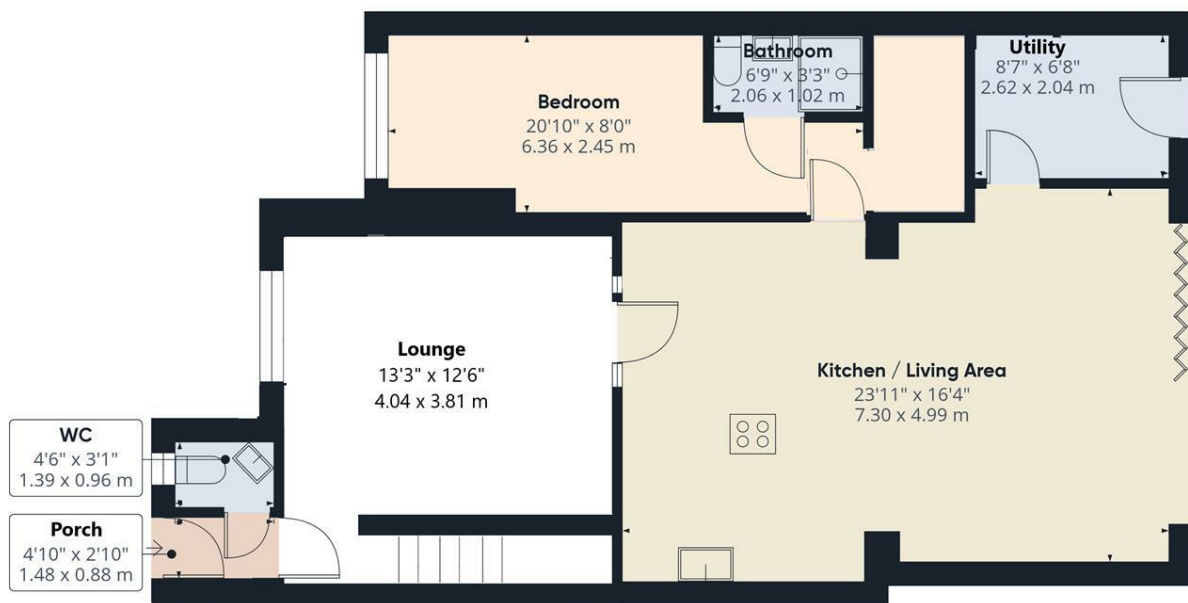


Council Tax Band C









Approximate total area<sup>®</sup>  
662.1 ft<sup>2</sup>  
61.51 m<sup>2</sup>

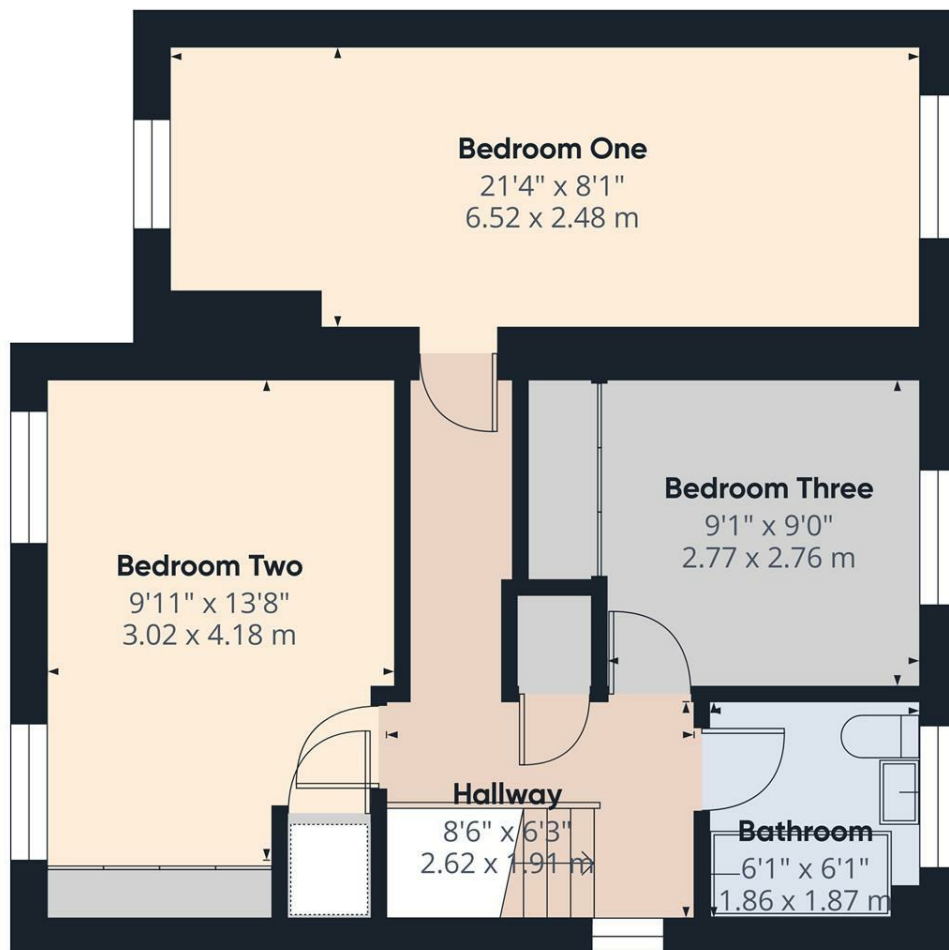
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0



Approximate total area<sup>®</sup>  
508.6 ft<sup>2</sup>  
47.25 m<sup>2</sup>

(1) Excluding balconies and terraces.

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Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



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#### Derby Office

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Derby  
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derby@fletcherandcompany.co.uk

#### Willington Office

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Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

5 Cheriton Drive  
Ilkeston  
DE7 9HP

Council Tax Band: C  
Tenure:

