

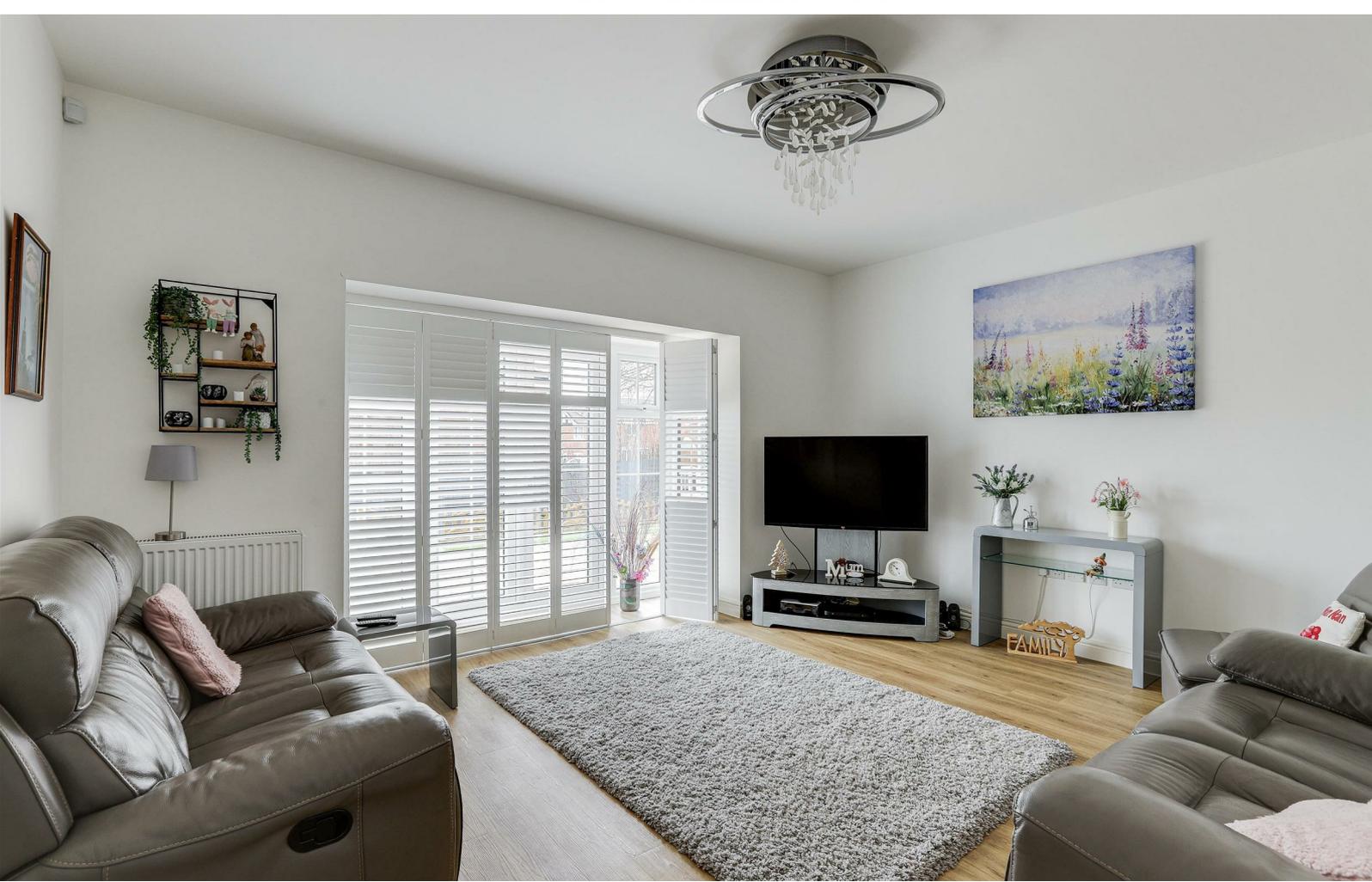
HoldenCopley

PREPARE TO BE MOVED

Smalley Manor Drive, Ilkeston, Derbyshire DE7 6NW

Guide Price £485,000 - £500,000

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GUIDE PRICE £475,000 - £500,000

SPACIOUS FAMILY HOME...

Presenting a well-presented and spacious family residence, this four-bedroom detached house offers an enviable lifestyle in a popular area. This property boasts proximity to a wealth of local amenities, including shops, eateries, schools, and convenient commuting links, ensuring both comfort and convenience for its residents. Upon entering, you are welcomed by a bright and inviting hallway. The ground floor features a versatile study room, complete with fitted office furniture, offering a quiet retreat for work or study. A spacious reception room beckons with full-height windows and doors, flooding the space with natural light and creating an inviting ambiance for relaxation and entertainment. The heart of the home lies in the modern kitchen/diner, thoughtfully designed with ample storage and counter space, integrated appliances, and a sociable dining area, perfect for hosting gatherings with family and friends. A convenient utility room and a ground floor W/C complete the ground level, ensuring practicality and functionality for everyday living. Ascending to the upper level, you'll find four generously proportioned double bedrooms, providing ample space for relaxation. The master bedroom and second bedroom both benefit from en-suite facilities, offering luxurious privacy and convenience. Additionally, a well-appointed family bathroom caters to the needs of the remaining residents. Externally, the property boasts a front driveway providing off-road parking for multiple cars, along with access to the double garage, offering ample storage space. A neatly maintained lawn adds to the curb appeal of the property. To the rear, a delightful enclosed low-maintenance garden awaits, featuring a large patio seating area, artificial grass for easy upkeep, a charming decked seating area, and an array of plants and shrubs, creating a serene outdoor space for enjoyment and relaxation.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Utility Room & Ground Floor W/C
- Two En-Suites & Family Bathroom
- Driveway & Double Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

19'7" x 15'0" (max) (5.99m x 4.59m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, two radiators, access to the garage and a single composite door providing access into the accommodation.

Study

12'11" x 9'1" (3.69m x 2.78m)

The study has laminate wood-effect flooring, a radiator, fitted office furniture, a TV point, a telephone point and a UPVC double-glazed window with fitted shutters to the front elevation.

W/C

5'4" x 3'11" (1.63m x 1.20m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, an extractor fan and laminate wood-effect flooring.

Cloakroom

5'2" x 3'0" (1.60m x 0.92m)

The cloakroom has fitted shelves, ample storage and tiled flooring.

Kitchen/Diner

20'11" x 12'0" (6.38m x 3.68m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and swan neck mixer tap, an integrated double oven, an integrated gas hob, an integrated fridge, an integrated freezer, an integrated dishwasher, an extractor fan, recessed spotlights, two radiators, a TV point, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

Utility Room

7'3" x 6'5" (2.21m x 1.98m)

The utility room has a range of fitted base and wall units with a wash basin, a stainless sink with a drainer and mixer tap, an integrated washing machine, an integrated tumble dryer, a wall-mounted boiler, an extractor fan, a radiator, laminate wood-effect flooring and a single composite door providing access to the side of the property.

Living Room

15'1" x 12'4" (4.60m x 3.78m)

The living room has laminate wood-effect flooring, two radiators, a TV point, an in-built storage cupboard, fitted shutters, UPVC double-glazed full-height windows to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

19'4" x 6'3" (5.91m x 1.93m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard that houses the water tank and a UPVC double-glazed window to the side elevation.

Master Bedroom

18'3" x 11'3" (max) (5.57m x 3.44m (max))

The main bedroom has carpeted flooring, two radiators, a TV point, a closet area with fitted floor-to-ceiling wardrobes, access to the en-suite, a UPVC double-glazed window with fitted shutters to the front elevation.

En-Suite

7'11" x 4'10" (2.43m x 1.49m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the side elevation.

Bedroom Two

13'2" x 10'10" (max) (4.02m x 3.31m (max))

The second bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC double-glazed window with fitted shutters to the front elevation.

En-Suite

6'11" x 5'2" (2.12m x 1.60m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the front elevation.

Bedroom Three

13'7" x 12'8" (4.16m x 3.87m)

The third bedroom has carpeted flooring, a radiator, a TV point, and a UPVC double-glazed window with fitted shutters to the rear elevation.

Bedroom Four

13'9" x 12'8" (4.20m x 3.87m)

The fourth bedroom has carpeted flooring, a radiator, a TV point, access to the boarded loft and a UPVC double-glazed window with fitted shutters to the rear elevation.

Bathroom

7'11" x 6'9" (2.42m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a panelled bath, a heated towel rail, partially tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the double garage, courtesy lighting, gated access to the rear garden, a lawn and fence panelling.

Double Garage

19'3" x 20'4" (max) (5.89m x 6.20m (max))

The garages have laminate wood-effect flooring, fitted storage cupboards, a single door providing access to the rear garden and two up-and-over doors.

Rear

To the rear of the property is an enclosed low-maintenance garden with a paved patio area, artificial grass, a decked area, plants and shrubs, courtesy lighting and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast broadband available with the highest download speed at 1000Mbps - highest upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

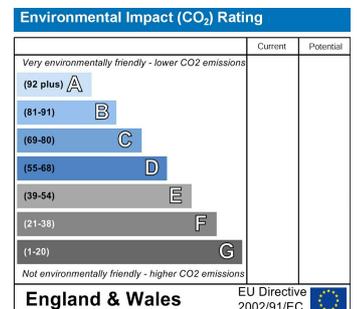
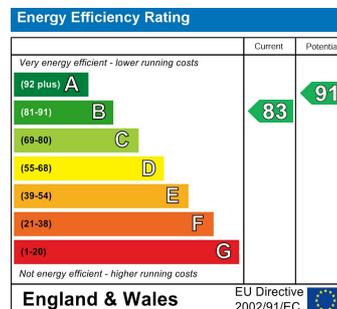
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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