

# HoldenCopley

PREPARE TO BE MOVED

Rayneham Road, Ilkeston, Derbyshire DE7 8RJ

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**Guide Price £425,000**



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GUIDE PRICE - £425,000 - £450,000

NO UPWARD CHAIN...

This substantial four-bedroom detached house, significantly improved and thoughtfully extended over the years, offers a perfect blend of light, space, and modern living, ideal for a growing family. Beautifully presented and decorated throughout, the property is offered to the market with no upward chain, making it move-in ready. Nestled in a quiet no-through road, this home enjoys an enviable location on the doorstep of Shipleigh Country Park and Nature Reserve, with easy access to various other picturesque countryside walks, including the Nutbrook Trail, a popular walking and cycling route leading to the River Trent in Sawley. The ground floor features a welcoming entrance hall with a W/C, a spacious living room with double doors opening into the dining room, a modern fitted kitchen equipped with integrated appliances and underfloor heating, a utility room, and a pantry. Additionally, the ground floor boasts two versatile office spaces, and an integral garage. The first floor offers three double bedrooms and a single bedroom, all serviced by a family shower suite, while the master bedroom enjoys the luxury of a four-piece en-suite and ample storage space. Outside, the property is equally impressive, with a driveway providing ample off-road parking at the front for four cars, and a private, south-facing garden at the rear, complete with a well-maintained lawn, a decking area, and a charming wooden pergola adorned with a grapevine, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED







- Extended Detached House
- Four Bedrooms
- Four Reception Rooms
- Fitted Kitchen With Underfloor Heating & Pantry
- Utility & W/C
- Two Bathroom Suites
- Beautiful South-Facing Garden
- Driveway & Integral Garage
- Owned Solar Panels 5kw
- Quiet Location











## GROUND FLOOR

### Entrance Hall

8'10" x 5'10" (max) (2.70m x 1.78m (max))

The entrance hall has laminate flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

### W/C

4'10" x 4'2" (max) (1.49m x 1.28m (max))

This space has a concealed dual flush W/C combined with a wash basin and fitted storage, laminate flooring, a radiator, panelled walls, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

19'11" x 11'9" (max) (6.09m x 3.60m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point, and double doors into the dining room.

### Dining Room

11'9" x 9'5" (3.60m x 2.88m )

The dining room has laminate flooring, a radiator, coving to the ceiling, an open arch, and open arch into the kitchen diner.

### Kitchen

24'9" x 20'4" (max) (7.55m x 6.22m (max))

The kitchen has a range of fitted solid oak base and wall units with Corian worktops, under-cabinet lighting, a composite sink and a half with a mono mixer tap and drainer, a separate vegetable sink, a range cooker with a gas hob, extractor fan and stainless steel splashback, an integrated microwave, an integrated dishwasher, space for a drinks fridge, space for an American-style fridge freezer, tiled splashback, tiled flooring with underfloor heating, coving to the ceiling, a chrome heated towel rail, a partially vaulted ceiling with exposed wooden beams, two Velux windows, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single composite door and double French doors opening out to the rear garden.

### Pantry

6'5" x 2'9" (max) (1.97m x 0.86m (max))

The pantry has tiled flooring and wall-mounted shelves.

### Utility

8'9" x 4'2" (2.69m x 1.29m )

The utility has tiled flooring, space and plumbing for a washing machine, space for a tumble-dryer, and fitted wall units.

### Office

8'2" x 8'2" (2.50m x 2.50m )

The office has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, and coving to the ceiling.

### Study Two

13'11" x 7'5" (max) (4.26m x 2.27m (max))

This versatile room has laminate flooring, coving to the ceiling, a radiator, recessed spotlights, and double French doors opening out to the rear garden.

### Garage

16'11" x 8'4" (max) (5.17m x 2.56m (max))

The garage has ceiling strip lights, power points, wall-fitted units, a wall-mounted consumer unit, a single door providing side access, and an electric remote controlled operated door opening out onto the front driveway.

## FIRST FLOOR

### Landing

11'9" x 11'5" (max) (3.59m x 3.49m (max))

The landing has carpeted flooring, access into the boiler cupboard, and provides access to the first floor accommodation.

### Bedroom One

16'0" x 12'1" (max) (4.89m x 3.69m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, two in-built wardrobes, and access into the en-suite.

### En-Suite

15'4" x 4'6" (max) (4.68m x 1.39m (max))

The en-suite has a concealed dual flush W/C, a wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure with a thermostatically controlled shower, a corner fitted bath with a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

11'4" x 9'0" (3.46m x 2.75m )

The second bedroom has laminate flooring, a radiator, and two in-built wardrobes.

### Bedroom Three

11'5" x 11'2" (max) (3.49m x 3.42m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, and eaves storage.

### Eaves Storage

14'2" x 5'6" (max) (4.34m x 1.68m (max))

### Bedroom Four

8'5" x 6'10" (2.59m x 2.09m )

The fourth bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, and access to the loft, via a drop-down ladder.

### Shower Suite

10'9" x 5'7" (3.29m x 1.71m )

This suite has a concealed dual flush W/C, a wash basin with fitted storage underneath, a walk-in shower enclosure with a thermostatically controlled shower, partially tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, and a skylight window.

### Boiler Cupboard

3'2" x 1'10" (0.97m x 0.58m )

This cupboard houses the pressurised hot water system.

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking for four cars, established trees with blue-slate chippings, access into the garage, and side access to the rear garden.

### Rear

To the rear of the property is a private enclosed south-facing garden with a block-paved patio area, a decking area featuring a wooden pergola and grapevine, a lawn, a range of mature trees, plants and shrubs, an outdoor tap, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Limited coverage for 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)