

HoldenCopley

PREPARE TO BE MOVED

Kniveton Park, Ilkeston, Derbyshire DE7 5FD

Guide Price £400,000 - £450,000

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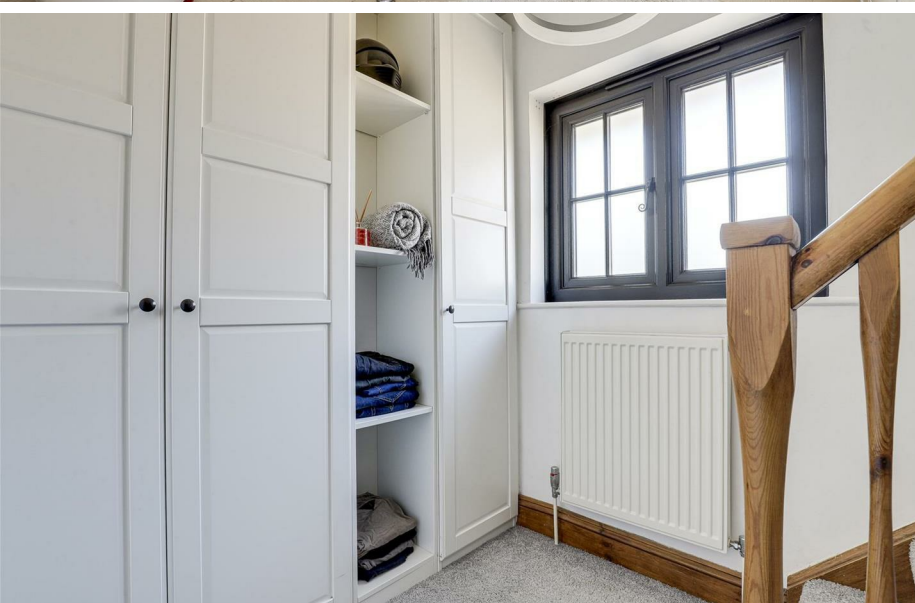
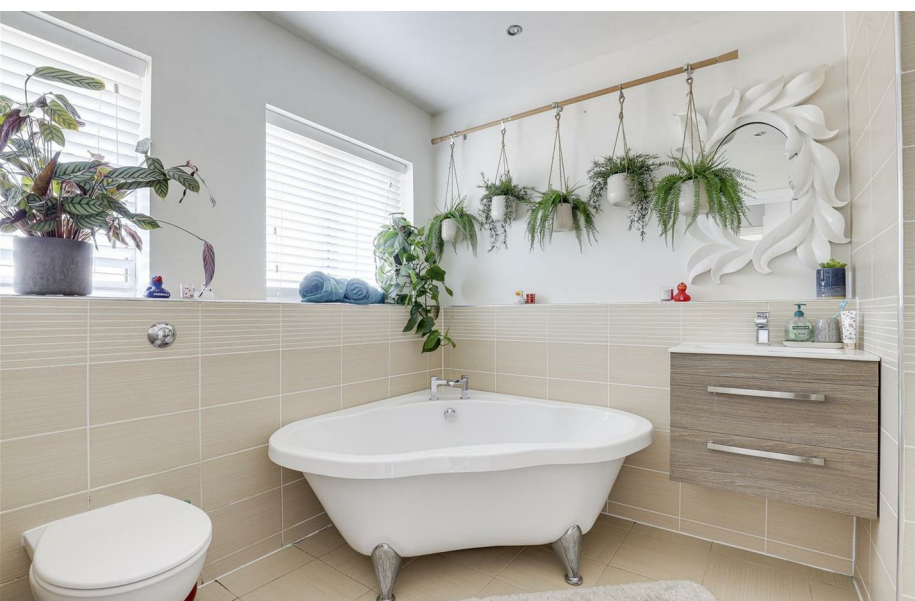
GUIDE PRICE £400,000 - £425,000

DETACHED HOUSE...

We are thrilled to bring to market this extended detached house, situated in a popular area with excellent access to local amenities. The property benefits from nearby shops, schools, and convenient transport links, making it an ideal family home for those seeking both comfort and practicality. Upon entering, you are welcomed by a spacious entrance hall that leads into a bright and airy living room, perfect for relaxing with the family. The modern fitted kitchen flows seamlessly into the dining area, providing an open-plan feel, and features stylish bi-folding doors that open out to the rear garden, and open access into the family room making it a great space for entertaining. The utility room offers additional functionality and includes access to a ground floor W/C. Also located on the ground floor is a versatile bedroom, providing flexible living arrangements for guests or family members. On the first floor, you will find two generously sized double bedrooms, a well-appointed dressing room, offering ample storage space. The family bathroom is a highlight of this floor, featuring a four-piece. The second floor hosts an additional double bedroom, complete with its own en-suite, creating a private and tranquil retreat for the occupants of this room. Externally, the property benefits from an in-and-out driveway at the front, with courtesy lighting enhancing the approach to the home. The enclosed rear garden provides a peaceful escape with a patio area ideal for outdoor dining and relaxation. The garden also features an artificial lawn, two storage sheds, and well-maintained planted borders, all enclosed by fence panels and hedge boundaries for privacy.

MUST BE VIEWED





- Detached House
- Four Bedrooms & A Dressing Room
- Living Room
- Family Room
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Main Bedroom
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, understairs in-built cupboards, radiator, and a UPVC door providing access into the accommodation.

Living Room

14'0" x 11'2" into bay (4.28m x 3.42m into bay)

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

Kitchen

15'2" x 8'10" (4.64m x 2.70m)

The kitchen has a range of fitted base and wall units with worktops, an under-mounted sink and half with a mixer tap and integrated drainer grooves, a ceramic hob and extractor fan, an integrated double oven, an integrated microwave, recessed spotlights, an in-built cupboard, recessed spotlights, a heated towel rail, tiled flooring, a UPVC double glazed window to the side elevation, a UPVC double glazed arched window to the rear elevation, and opening access into the dining room.

Dining Room

12'11" x 6'3" (3.70m x 1.93m)

The dining room has a Velux window, tiled flooring, a column radiator, bi-folding door opening out to the rear garden, access into the utility room, and open access into the family room.

Family Room

12'9" x 11'1" (3.89m x 3.39m)

The family room has carpeted flooring, and a vertical radiator

Utility Room

8'9" x 6'3" (2.67m x 1.93m)

The utility room has a fitted base unit with a worktop, an under-mounted stainless steel sink and half with a swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, and a UPVC double glazed arched obscure window to the rear elevation.

W/C

This space has a UPVC double glazed arched obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, an extractor fan, a wall-mounted chrome towel rail, and tile flooring.

Bedroom Four

17'10" x 10'5" (5.45m x 3.19m)

The fourth bedroom has two Velux windows, a vertical radiator, an in-built cupboard, Herringbone style flooring, and sliding patio doors opening on to the driveway.

FIRST FLOOR

Landing

The landing has a wooden framed obscure double glazed window to the side elevation, carpeted flooring, and access to the first floor accommodation,

Bedroom Two

14'0" x 11'3" (4.28m x 3.43m)

The second bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

11'10" x 11'5" (3.61m x 3.48m)

The second bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, coving to the ceiling, an in-built cupboard, and carpeted flooring.

Bathroom

10'0" x 7'10" (3.06m x 2.41m)

The bathroom has two obscure windows to the side elevation, a low level flush W/C, a vanity-style wash basin, a freestanding corner bath with mixer taps, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Dressing Room

8'1" x 6'3" (2.48m x 1.93m)

The dressing room has a wooden framed double glazed obscure window to the side elevation, a radiator, fitted wardrobes, carpeted flooring, and carpeted stairs providing access to the second floor accommodation.

SECOND FLOOR

Bedroom One

16'9" x 14'11" (5.13m x 4.57m)

The first bedroom has a UPVC double glazed window to the side elevation, a radiator, eaves storage, carpeted flooring, and access into the en-suite.

En-Suite

10'5" x 7'9" (3.18m x 2.38m)

The en-suite has a Velux window, a low level flush W/C, a counter-top wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is an in-and-out driveway, courtesy lighting, and access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, courtesy lighting, a shed, an artificial lawn, a further shed, planted borders, a fence panelled, and a hedge boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 9000Mbps and Upload Speed 9000Mbps

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

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 - 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.

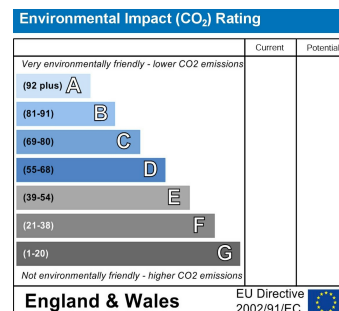
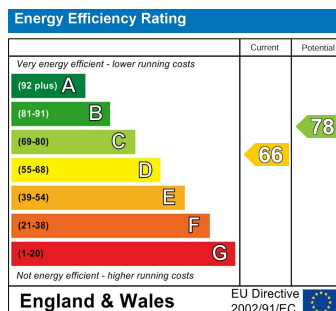
The vendor has advised the following:

Property Tenure is Freehold

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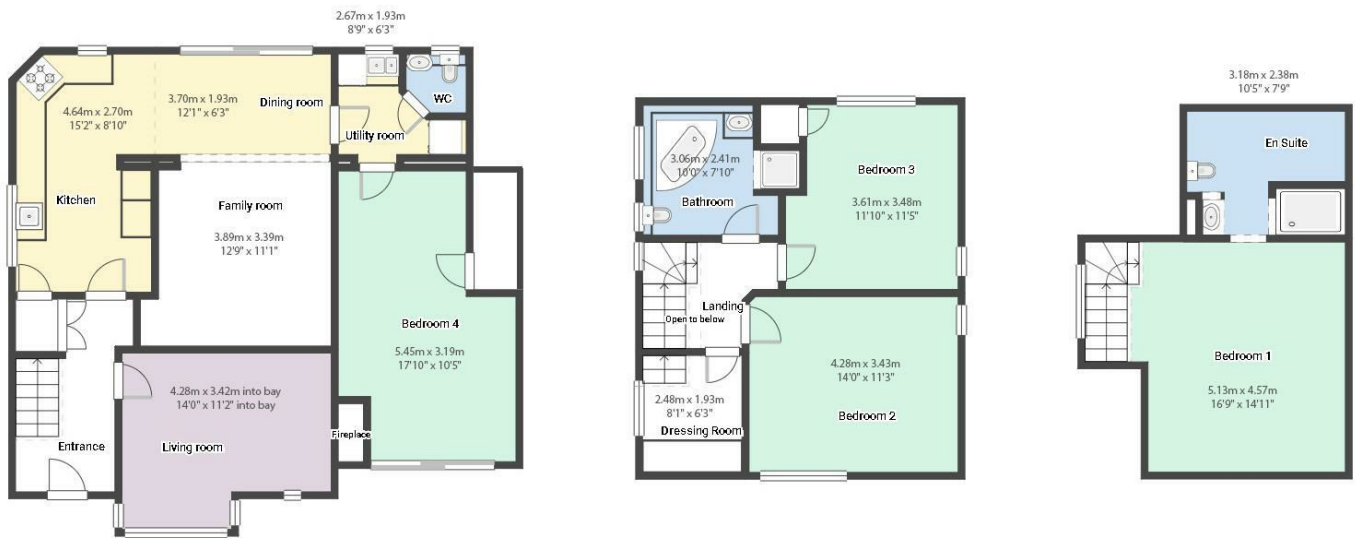
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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