

# HoldenCopley

PREPARE TO BE MOVED

Cheriton Drive, Ilkeston, Derbyshire DE7 9HP

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Guide Price £400,000

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Guide Price: £400,000 - £425,000

## WELL-PRESENTED FAMILY HOME...

Situated in a quiet residential area with excellent access to local amenities and transport links, this impressive four-bedroom detached family home is ideal for families looking for their forever home to settle down in. With access to a range of fantastic shops, schools, parks, and eateries, as well as excellent transport links such as the M1 Motorway, and Ilkeston Train Station, this home is located perfectly for buyers looking to have everything right at their doorstep. Internally, the ground floor of the home benefits from a convenient W/C, a spacious yet cosy living room with a feature fireplace and in-built entertainment centre, and a truly stunning open plan kitchen diner with sleek handleless cabinets and a central island, a skylight, and bi-fold doors to the rear garden - this home truly offers a great array of casual living space for families. To complete the ground floor is a handy utility room, and one of the four double bedrooms with its own en-suite bathroom. Upstairs, the first floor is home to three double bedrooms serviced by a three-piece bathroom suite. Externally, the front of the home offers a block-paved driveway providing ample off-street parking for the whole family, as well as gated access to the low-maintenance rear garden with two patio seating areas - one of which is sheltered and benefits from a hot tub, two sheds useful for additional outdoor storage, and an artificial lawn. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and convenient location, this is a home you won't want to miss.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Spacious Cosy Living Room With Feature Fireplace
- Impressive Modern Fitted Kitchen/Diner
- Utility Room & Ground Floor W/C
- En-Suite & Family Bathroom
- Well-Presented Throughout
- Low-Maintenance Garden & Hot Tub
- Off-Street Parking
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

2'9" x 5'5" (0.85m x 1.67m)

The entrance hall has wood-effect flooring and walls, and a single composite door providing access into the accommodation.

### W/C

3'1" x 4'5" (0.95m x 1.36m)

This space has a low level flush W/C, a vanity style wash basin with a mixer tap, wood-effect flooring, brick-effect walls, recessed spotlights, and a UPVC double-glazed window with bespoke fitted shutters to the front elevation.

### Living Room

15'8" x 13'3" (4.78m x 4.06m)

The living room has parquet-style flooring, a feature fireplace, partially panelled walls, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation.

### Kitchen/Diner

24'0" x 16'4" (7.33m x 5.00m)

The kitchen/diner has a range of fitted matte handleless base and wall units with stone-effect worktops and a centre island with a breakfast bar, an undermount brass sink with a brass mixer tap, an integrated double-oven, an integrated electric hob with an in-built extractor fan, an integrated fridge freezer, stone flooring, recessed spotlights, a skylight, and bi-fold doors leading out to the rear garden.

### Utility Room

6'7" x 9'2" (2.03m x 2.80m)

The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, and a single composite door leading out to the rear garden.

### Bedroom Four

6'1" x 20'1" (2.12m x 6.40m)

The fourth bedroom has wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window with bespoke fitted shutters to the side elevation, and access to the en-suite.

### En-Suite

3'2" x 6'8" (0.98m x 2.05m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a heated towel rail, an extractor fan, and recessed spotlights.

## FIRST FLOOR

### Landing

8'7" x 15'8" (2.63m x 4.78m)

The landing has carpeted flooring, a UPVC double-glazed window with bespoke fitted shutters to the side elevation, cornice to the ceiling, recessed spotlights, access to the loft, and provides access to the first floor elevation.

### Master Bedroom

21'9" x 8'1" (6.63m x 2.48m)

The main bedroom has carpeted flooring, fitted sliding mirrored door wardrobes, a radiator, recessed spotlights, and two UPVC double-glazed windows with bespoke fitted shutters to the front and rear elevation.

### Bedroom Two

9'1" x 13'8" (3.04m x 4.18m)

The second bedroom has tiled flooring, partially panelled walls, a radiator, fitted mirrored door wardrobes, a built-in storage cupboard, recessed spotlights, and two UPVC double-glazed windows with bespoke fitted shutters to the front elevation.

### Bedroom Three

9'2" x 9'2" (2.80m x 2.80m)

The third bedroom has carpeted flooring, built-in wardrobes, partially panelled walls, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### Bathroom

6'0" x 6'1" (1.85m x 1.87m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a \*P\*-shaped panelled bath with a wall-mounted handheld and overhead shower fixture and a curved glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-street parking, access to the rear, and metal picket-fence boundaries.

### Rear

To the rear of the home is a private enclosed garden with a block-paved patio seating area, a hot tub, a sheltered paved patio seating area, an artificial lawn, two sheds, an outdoor tap, a brick wall divider with a metal gate, gated access, raised planted borders, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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:

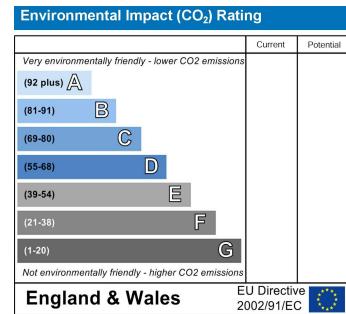
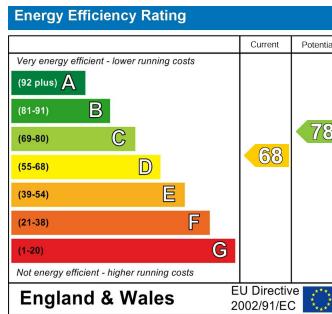
Property Tenure is freehold.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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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)