

HoldenCopley

PREPARE TO BE MOVED

Stoppard Close, Ilkeston, Derbyshire DE7 9JL

Guide Price £325,000 - £350,000

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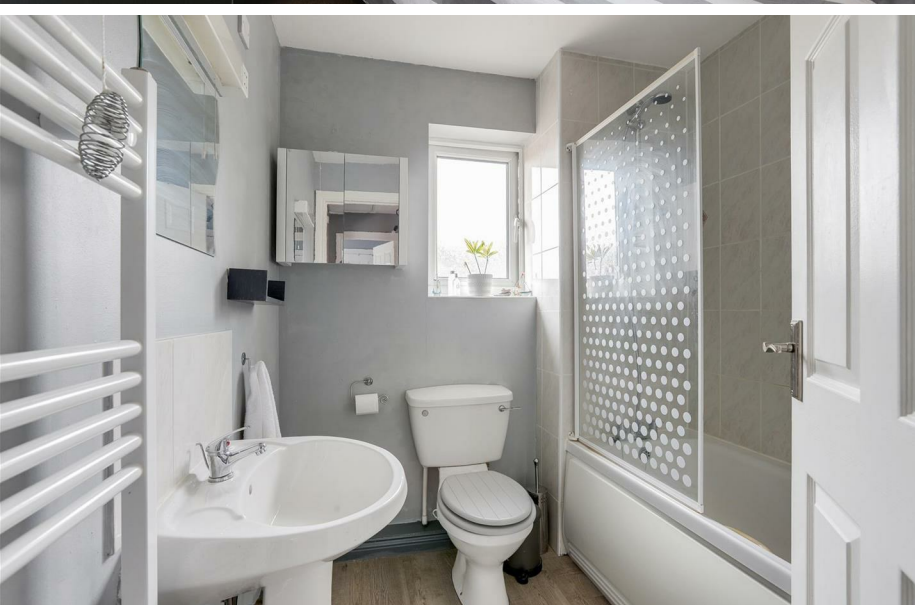
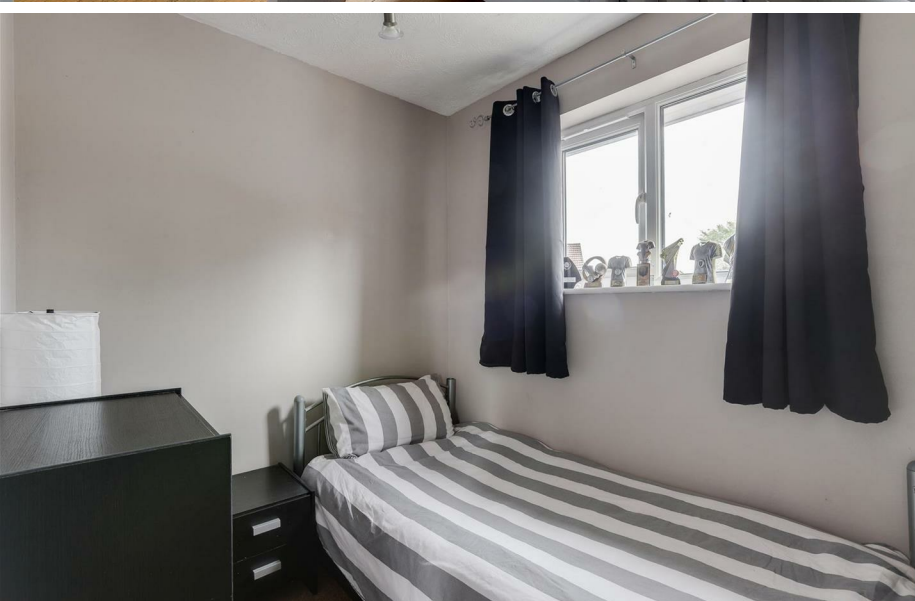
GUIDE PRICE £325,000 - £350,000

WELL-PRESENTED FAMILY HOME...

This well-presented four-bedroom detached house offers spacious accommodation, making it the perfect home for a growing family. The property is situated in a quiet cul-de-sac location within Ilkeston, a popular area that benefits from excellent local amenities, schools, transport links, and access to scenic countryside walks. Internally, the ground floor of the property offers an entrance hall leading into a cosy living room featuring a fireplace and access to the conservatory, a well-appointed fitted kitchen, a dining room, and a ground floor W/C. Upstairs, the first floor is home to the master bedroom with an en-suite, the remaining three bedrooms, serviced by a three piece family bathroom suite. Externally, the front of the property offers a driveway providing off-street parking, access to the garage, and gated access to the south-facing rear garden, with two paved patio seating areas, a gravelled area, and a lawn. This home perfectly blends modern family living with space, charm, and convenience.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Living Room With Feature Fireplace
- Separate Dining Room
- Modern Fitted Kitchen
- Conservatory
- Bathroom & En-Suite
- Off-Street Parking
- South-Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 6'3" (max) (3.95m x 1.91m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

W/C

6'4" x 2'9" (1.95m x 0.86m)

This space has a low level flush W/C, a pedestal wash basin, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Living Room

14'7" x 11'8" (max) (4.45m x 3.58m (max))

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and sliding patio doors leading into the conservatory.

Conservatory

13'1" x 8'9" (max) (4.00m x 2.68m (max))

The conservatory has carpeted flooring, a radiator, recessed spotlights, UPVC double-glazed window to the side and rear elevations, and double French doors leading out to the rear garden.

Kitchen

11'7" x 9'10" (3.55m x 3.02m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, a freestanding cooker and a concealed extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for three additional undercounter appliances, wood-effect flooring, partially tiled walls, and a single UPVC door providing side access.

Dining Room

11'9" x 9'3" (max) (3.60m x 2.82m (max))

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and a UPVC double-glazed rectangular bay window to the front elevation.

Garage

17'7" x 8'3" (max) (5.36m x 2.54m (max))

The garage has an up and over door, lighting and electricity, and ample storage space.

FIRST FLOOR

Landing

14'11" x 5'10" (4.57m x 1.79m)

The landing has carpeted flooring, a radiator, a built-in storage cupboard, a UPVC double-glazed window to the side elevation, and provides access to the first floor elevation.

Master Bedroom

12'10" x 11'4" (max) (3.92m x 3.46m (max))

The main bedroom has wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

6'6" x 5'10" (1.99m x 1.80m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'4" x 9'6" (3.17m x 2.92m)

The second bedroom has vinyl flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'2" x 8'10" (2.80m x 2.70m)

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

Bedroom Four

8'2" x 6'4" (2.50m x 1.95m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6'6" x 6'4" (max) (2.00m x 1.94m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a

panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a heated towel rail, an extractor fan, a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, gravelled and planted borders, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with two paved patio seating areas, a gravelled area, a lawn, gravelled borders, and boundaries made up of fence panelling and brick wall.

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 – All 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 – Restrictive covenants preventing the extraction of minerals from the land.

Other Material Issues – No

DISCLAIMER

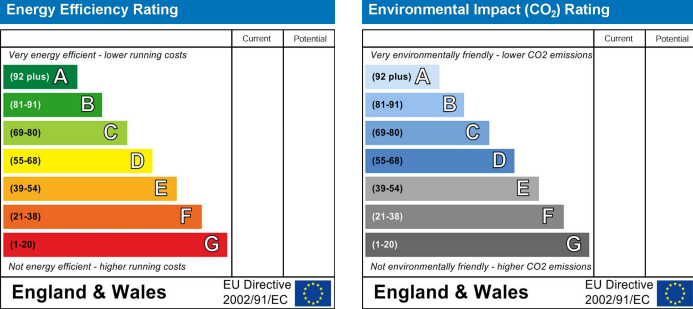
Council Tax Band Rating - Erewash Borough Council - Band D

The vendor has advised the following:
Property Tenure is freehold.

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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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