



## 4 Quarry Hill Road, Ilkeston, DE7 4DA

**£440,000**



A stunning detached three double bedroom residence featuring two reception rooms, luxurious bathroom and en-suite and occupying a large and mature garden plot.



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## DIRECTIONS

Approaching from Kirk Hallam on the A6096 arrive at the traffic island turning right onto Quarry Hill Road where the property will be found on the right hand side.

This highly individual family home is beautifully presented having been modernised throughout. The spacious accommodation includes UPVC double glazing along with gas central heating and briefly comprises, an attractive entrance hallway, full depth lounge with log burning stove, large dining /family room leading into a fitted kitchen with breakfast bar. To the first floor there is a pleasant landing with ease of access into a useful loft space, principle bedroom with ensuite, two further double bedrooms and large four piece luxurious bathroom suite.

Externally, the property occupies a large plot with a wide frontage, driveway and garage. To the rear there is a delightful enclosed and highly private garden with large summerhouse, covered patio, outbuilding providing a laundry room and separate WC. A large lawn is perfect for young families.

The property is located close to Kirk Hallam and local primary school with ease of access also being sought into Ilkeston town centre. Derby city centre is a short distance away easily accessible from the A52. There are a host of local amenities including convenience stores, popular public houses and pleasant countryside walks.

A lovely property worthy of a detailed viewing to appreciate everything this ideal family home has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a composite and glazed front door into an attractive and spacious hallway with stairs leading to the first floor and useful cloaks cupboard beneath, UPVC double glazed window, central heating radiator and providing access into the lounge, family/dining room and kitchen.

#### LOUNGE

20'11" x 11'5" (6.38m x 3.48m)

A spacious full depth lounge being surrounded by UPVC double glazed windows and French doors leading to the garden, the room features a log burning stove set within a brick and tiled hearth along with two central heating radiators.

#### FAMILY ROOM/DINING ROOM

23'4" + bay x 23'4" (7.11m + bay x 7.11m)

An extremely large and versatile room (formally two rooms) providing the perfect dining room for a large family and guests, additional side area suitable for display furniture, UPVC double glazed bay window to the front elevation and French doors leading to the garden, two central heating radiators and providing access into:

## KITCHEN

14'4" x 9'7" (4.37m x 2.92m)

A stylishly presented kitchen area with fitted breakfast bar and range cooker with three irons and five burner gas hob with a matching extractor fan over. There are a plentiful range of fitted wall and base units with matching cupboard and drawer fronts with integrated handles, laminate work surfaces and composite sink and drainer, space for a dishwasher, American style fridge freezer and additional under counter appliance, rear and side facing UPVC double glazed windows and door into garden, laminate flooring, inset floor mat and radiator.

## FIRST FLOOR

### LANDING

An attractive landing area with a continuation of the wooden balustrade and handrail, front facing UPVC double glazed window, radiator. A door leads into a small lobby area with a fixed ladder leading into a useful loft area having a light and rear facing UPVC double

glazed window, potentially offering a study, play or hobby area.

### BEDROOM ONE

15'7" x 9'10" (4.75m x 3.00m)

Entering the bedroom with access into a refitted en-suite, ample space for a wardrobes and also with recess suitable for additional furniture, two main UPVC double glazed windows to the front and side elevations with two additional smaller rear windows, wall lights and radiator.

### EN-SUITE

8' x 3'10" (2.44m x 1.17m)

Smartly appointed with a walk in shower and electric shower over, wash basin sat on a vanity unit with cupboard beneath, WC, floor and wall tiling, extractor fan.

### BEDROOM TWO

11'3" x 10' (3.43m x 3.05m)

A second double bedroom enjoying a pleasant aspect over the rear garden, UPVC double glazed window, radiator.



### **BEDROOM THREE**

13' x 10'7" (3.96m x 3.23m)

A third spacious double/twin bedroom with front facing UPVC double glazed window, radiator.

### **LUXURIOUS BATHROOM**

11'7" x 6'4" (3.53m x 1.93m)

Beautifully appointed with a luxurious four piece suite featuring a deep bath with handheld shower attachment, recessed shower enclosure with low profile shower tray, mains over head shower and additional shower head, designer wash basin sat on a vanity unit with drawer and shelf beneath, tiling to the floor and walls including a deep sill and UPVC double glazed window and towel radiator.

### **OUTSIDE**

The frontage is particularly wide having a side block paved driveway leading to an attached garage. There is a nicely planted garden offering a natural screen along with a second smaller driveway to the opposite side.

The property enjoys a highly private and generous rear garden with many features including a versatile and large timber summer house, a covered decked seating area and a large lawn with surrounding mature planted borders, pond, timber sheds and paved pathways. There is gated access to the front from both sides of the garden.

### **UTILITY/STORE ROOM**

#### **STORE AREA**

6'2" x 5'4" (1.88m x 1.63m )

Entering through a timber door, side window and useful storage area leading into:

#### **UTILITY AREA**

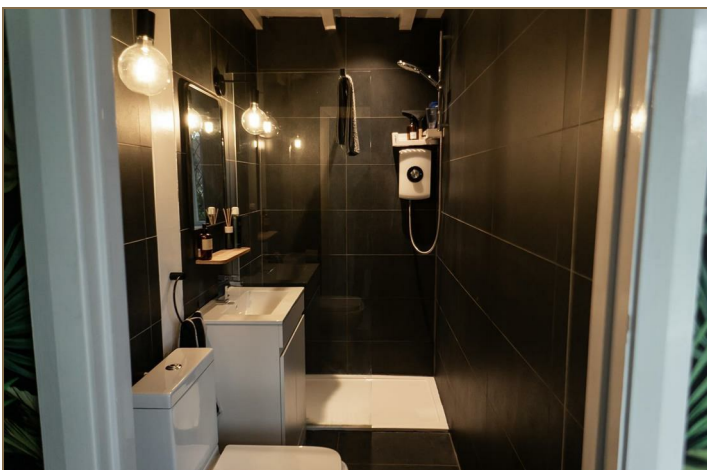
9'6" x 5'4" (2.90m x 1.63m )

With plumbing for laundry appliances, power, light, shelving and window.

#### **GARAGE**

15'7" x 9'6" (4.75m x 2.90m )

Newly installed roller shutter door, power and light, rear window and lobby leading into garden.

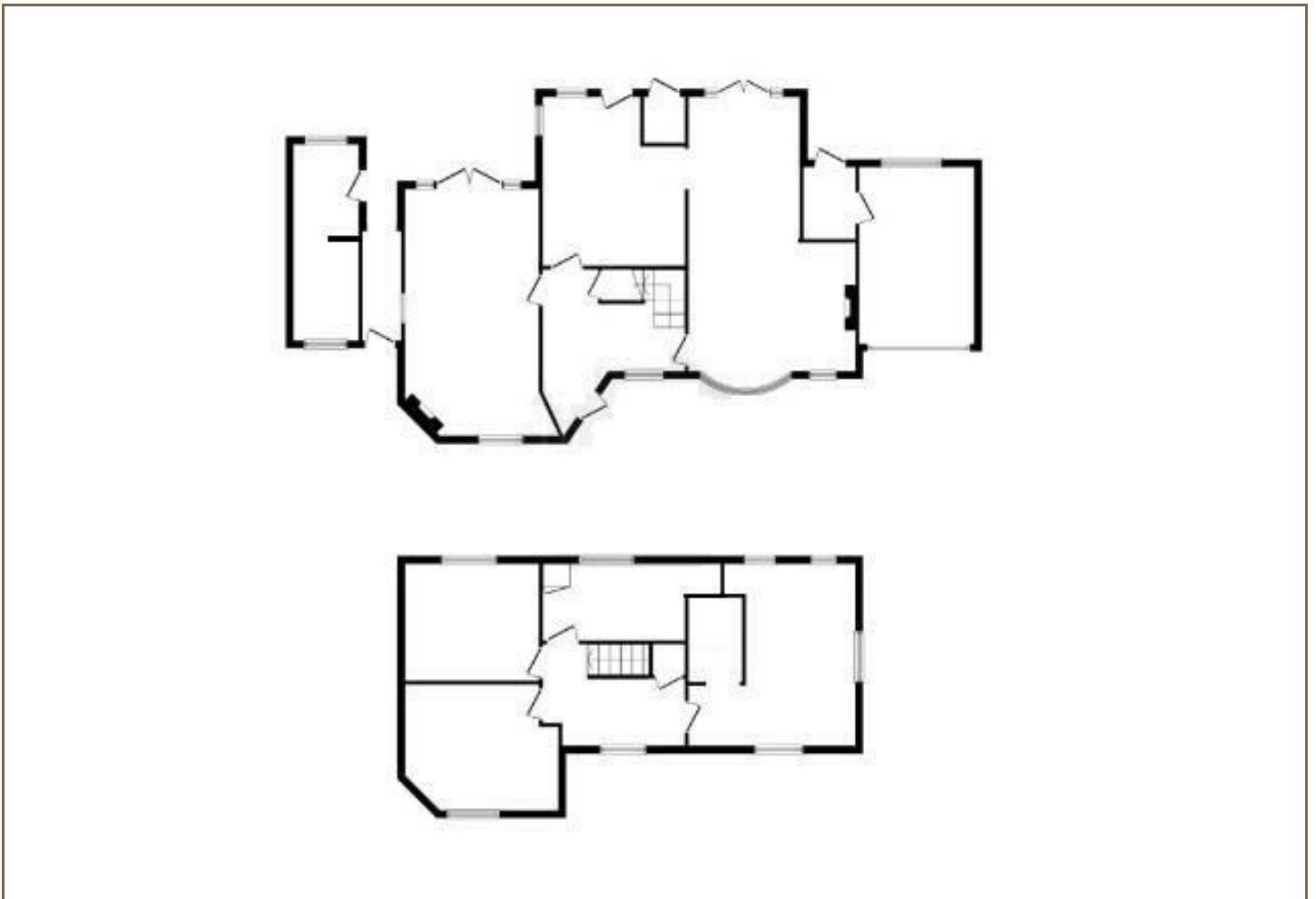




## Road Map



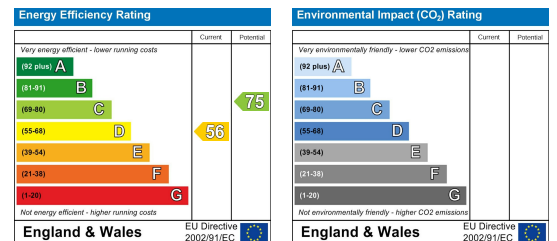
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk