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52 Heanor Road  
Ilkeston Ilkeston DE7 8DX

Offers in excess of £500,000





## 52 Heanor Road Ilkeston Ilkeston DE7 8DX

An immaculately presented spacious four doubled bedroomed detached residence offers luxury living accommodation. The property itself is a masterpiece of modern design and high-spec finishes, ensuring luxury and comfort at every turn. The accommodation in brief offers a large and welcoming entrance hall, downstairs W.C., cloaks storage space, Lounge with bi-fold doors to the rear garden dining room, brand new luxury fitted kitchen with integrated appliances, bi-fold doors and central island, utility room. On the first floor you will find a spacious landing with the perfect room for office space, two bedrooms with en-Suites, two further bedrooms and beautiful family bathroom.

Outside there is a secure walled and gated front garden with ample parking space, gated side access leads to delightful rear garden with a decked seating area with firepit and BBQ area the perfect outside entraining area steps lead down to a formal lawn and further seating area.







### Entrance Hallway

12'1" max x 17'7" (3.68m max x 5.36m)

Enter via composite door into hallway, double glazed window to the front elevation, doors off to all rooms, staircase to first floor, storage cupboard, radiator & solid wood flooring.

### Lounge

18'06" x 14'3" (5.64m x 4.34m)

Double glazed windows to the side elevation, double glazed bifold doors to the rear elevation, media wall with modern inset decorative gas fire, feature lighting, spot lights, radiator & solid wood flooring.



### Dining Room

11'8" x 10'10" (3.56m x 3.30m)

Double glazed window to the front elevation, spot lights, feature lighting, radiator & solid wood flooring.

### Breakfast Kitchen

17'7" x 11'10" (5.36m x 3.61m)

Double glazed bifold doors leads to decking area & rear garden, double glazed door to the side elevation, wall & base units in white with stone worktop over, island with breakfast bar inset ceramic sink with mixer tap, space for free standing range cooker, built in microwave, wooden feature wall, spot light lighting, vertical radiator & solid wood flooring.



### Utility Room

9'2" x 5'5" (2.79m x 1.65m)

Double glazed window to the side elevation, base units in white with stone worktop over, ceramic sink with mixer tap, space for washing machine & dryer, tiled flooring.

### Downstairs W.C

4'10" x 4'5" (1.47m x 1.35m)

Low flush WC, pedestal wash hand basin, radiator & solid wood flooring.

### First Floor Accommodation

#### Landing/ Office Space

11'11" max x 19'0" (3.63m max x 5.79m)

Double glazed window to the front elevation, two Velux windows, doors off to all rooms, radiator & fitted carpet.

#### Master Bedroom

14'04" x 10'6" (4.37m x 3.20m)

Double glazed window to the rear elevation, wall mounted storage cupboards, wall mounted bedside tables, door to en-suite, radiator & fitted carpet.







### Master En-Suite

10'11 x 5'7 (3.33m x 1.70m)

Frosted double glazed window to the side elevation, walk in cubicle with mains feed shower, double sink vanity unit, low flush WC, contemporary tiled walls, heated towel rail & laminate flooring.

### Bedroom Two

12'2 x 10'5 (3.71m x 3.18m)

Double glazed window to the rear elevation, wall mounted bedside tables, door to en-suite, radiator & fitted carpet.



### En-suite 2

10'10 x 7'3 (3.30m x 2.21m)

Frosted double glazed window to the side elevation, shower cubicle with mains feed shower, low flush WC, vanity unit wash hand basin, fully tiled walls, heated towel rail & laminate flooring.

### Bedroom Three

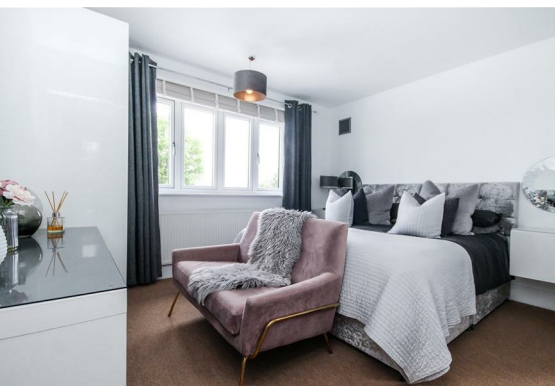
12'0 x 10'11 (3.66m x 3.33m)

Double glazed window to the front elevation, fitted wardrobes, radiator & fitted carpet. (used as dressing room)

### Bedroom Four

11'2 x 8'5 (3.40m x 2.57m)

Double glazed window to the front elevation, loft hatch, radiator & fitted carpet.



### Family Bathroom

10'11 x 5'7 (3.33m x 1.70m)

Two frosted double glazed window to the rear elevation, three piece suite, moulded bath, low flush WC, pedestal wash hand, part tiled walls, heated towel rail & laminate flooring.

### Outside

#### Front Enclosed Garden

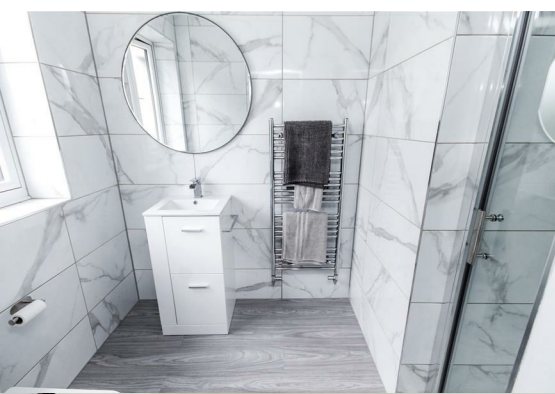
Walled frontage with block paved driveway, wooden gates to rear, well stocked borders & solid wooden gates to the front.

#### Rear Garden

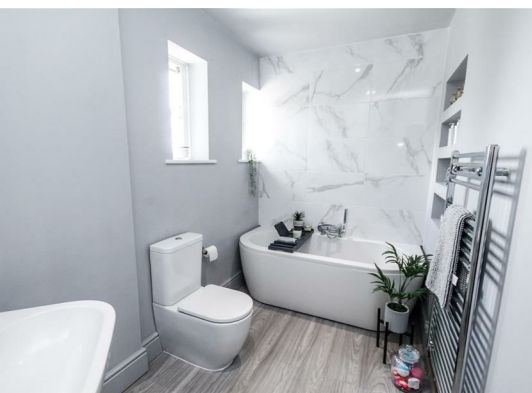
Stunning rear garden with large decked area housing cooking area, space for table & chairs, covered area for outdoor lounge set, steps down to lawned garden with well stocked raised borders, patio area to the bottom & fence boundary.

### Council Tax Band

Council Tax Band B









Floor Plan



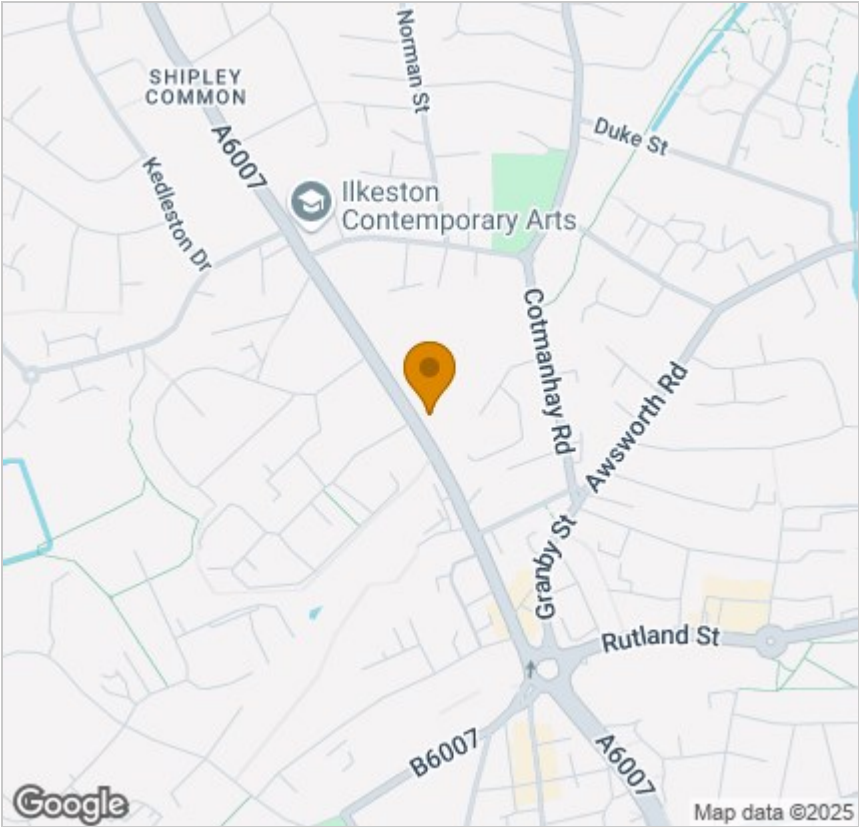
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

