

39 Ilkeston Road
Heanor DE75 7DT
Offers in the region of £545,000



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Welcome to this stunning detached residence located on Ilkeston Road in Heanor!

This generous property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five double bedrooms and three bathrooms, there is plenty of space for everyone to enjoy.

Outside is a tranquil setting with a peaceful private rear garden with large patio & also boasting its own private all weather heated swimming pool, ideal for those lovely summer days.

Situated on a generous plot, this house offers ample parking for up to 8 vehicles, making it ideal for those with multiple cars or visitors. The property's size is substantial, providing you with endless possibilities to create your dream home. The versatile layout offers itself perfectly for a potential annex (with relevant consents) which could either be used by, elderly relative or maybe teenager etc.

Located in the Market town of Heanor, you'll enjoy a peaceful and picturesque setting while still being within easy reach of local amenities and transport links. Whether you're looking for a place to call home or an investment opportunity, this property has the potential to fulfil all your needs.

Don't miss out on the chance to own this fantastic property - book a viewing today and envision the endless possibilities that this house on Ilkeston Road has to offer!





Entrance Hallway

Enter via solid wooden door into an impressive entrance hallway with Parquet flooring, stairs to first floor, under stairs cupboard, loft hatch, radiator, two more cupboards one housing washing machine & dryer, solid wooden doors to lounge, kitchen, down stairs bedroom & annex.

Spacious Lounge

26'7" x 14'5" (8.10m x 4.39m)

The Parquet flooring continues into the lounge where an inviting multi-fuel stove invites you in, housed in a brick & wooden fire surround with stone hearth, double glazed window to the rear elevation, coving to ceiling, wall lights, two radiators & double glazed French doors with side panels into the orangery.



Kitchen/Diner

21'6" x 13'3" (6.55m x 4.04m)

The heart of every home is the kitchen and this delightful kitchen really doesn't disappoint!

Fitted with an extensive range of wall & base units in antique wood style, glass display cabinets, a quality Granite work surface & splash backs with twin ceramic Belfast sinks & antique gold mixer tap, dual fuel range oven with extractor over, space for American style fridge/freezer, dining area, door into orangery & Karndean flooring, Double glazed window to the rear elevation, double glazed window & French doors to the side elevation.



Orangery

17'8" x 11'0" (5.38m x 3.35m)

Double glazed windows with double glazed roof, French doors onto patio, vertical blinds, power, lighting, radiator & tiled flooring.

Downstairs Bedroom Master Bedroom

12'11" x 11'1" (3.94m x 3.38m)

a good sized double bedroom with double glazed bay window to the front elevation, TV point, radiator, wood flooring & door to en-suite.

En-Suite Bathroom

7'7" x 7'3" (2.31m x 2.21m)

Frosted double glazed window to the side elevation, jacuzzi corner bath, low flush WC, walk-in shower cubicle, wash hand basin in vanity unit with light & cupboards, radiator, part tiled walls & tiled flooring.

Second Downstairs Bedroom

11'2" x 9'9" (3.40m x 2.97m)

Another double bedroom with double glazed bay window to the front elevation, built in wardrobe, radiator & fitted carpet.

En-Suite Shower Room

7'0" x 3'3" (2.13m x 0.99m)

Walk in electric shower, low flush WC, wash hand basin, extractor fan.





Sitting Room

12'4" x 13'6" (3.76m x 4.11m)

Double glazed bay window to the front elevation, open fireplace decorative wooden mantle piece, period metal surround with tiled inserts, & marble hearth, coving to ceiling, TV point, radiator & fitted carpet.

Second Kitchen

10'10" x 10'3" (3.30m x 3.12m)

Double glazed French doors & side windows to the rear elevation, wall & base units with laminate worktop over, composite sink & drainer with mixer tap, electric oven & hob with extractor over, dishwasher & vinyl flooring.



First Floor Landing

Large landing with office area, Velux window to the rear elevation, doors off, loft hatch, spot lights & fitted carpet.

Bedroom Three

14'7" x 13'1" (4.45m x 3.99m)

Double glazed windows to the front and side elevations, storage cupboard, radiator & fitted carpet.

Bedroom Four

18'11" x 8'6" (5.77m x 2.59m)

Double glazed windows to front & side elevations, Velux window to the rear elevation, fitted wardrobes, cupboard, radiator & fitted carpet.

Bedroom Five

24'8" x 9'11" (7.52m x 3.02m)

Double glazed windows to both side & rear elevations, eves storage, radiator & laminate flooring.



Family Bathroom

11'2" x 8'2" (3.40m x 2.49m)

Free standing claw feet bath with shower attachment, shower cubicle with mains feed shower & body jets, low flush WC, bidet, radiator & wooden flooring, wash hand basin.

Rear Garden

The ample rear garden with has a large patio seating area perfect for outside entertaining, large formal lawn lined conifer lined for privacy there are mature plants & shrubs, wooden summerhouse, wooden pumphouse, greenhouse. There is a further pair of wooden gates that open onto the patio area.

Swimming Pool

Outdoor heated swimming pool with retractable cover, to be enjoyed in all weathers, fun for all the family.

Garage & Workshop

19'11" x 17'10" (6.07m x 5.44m)

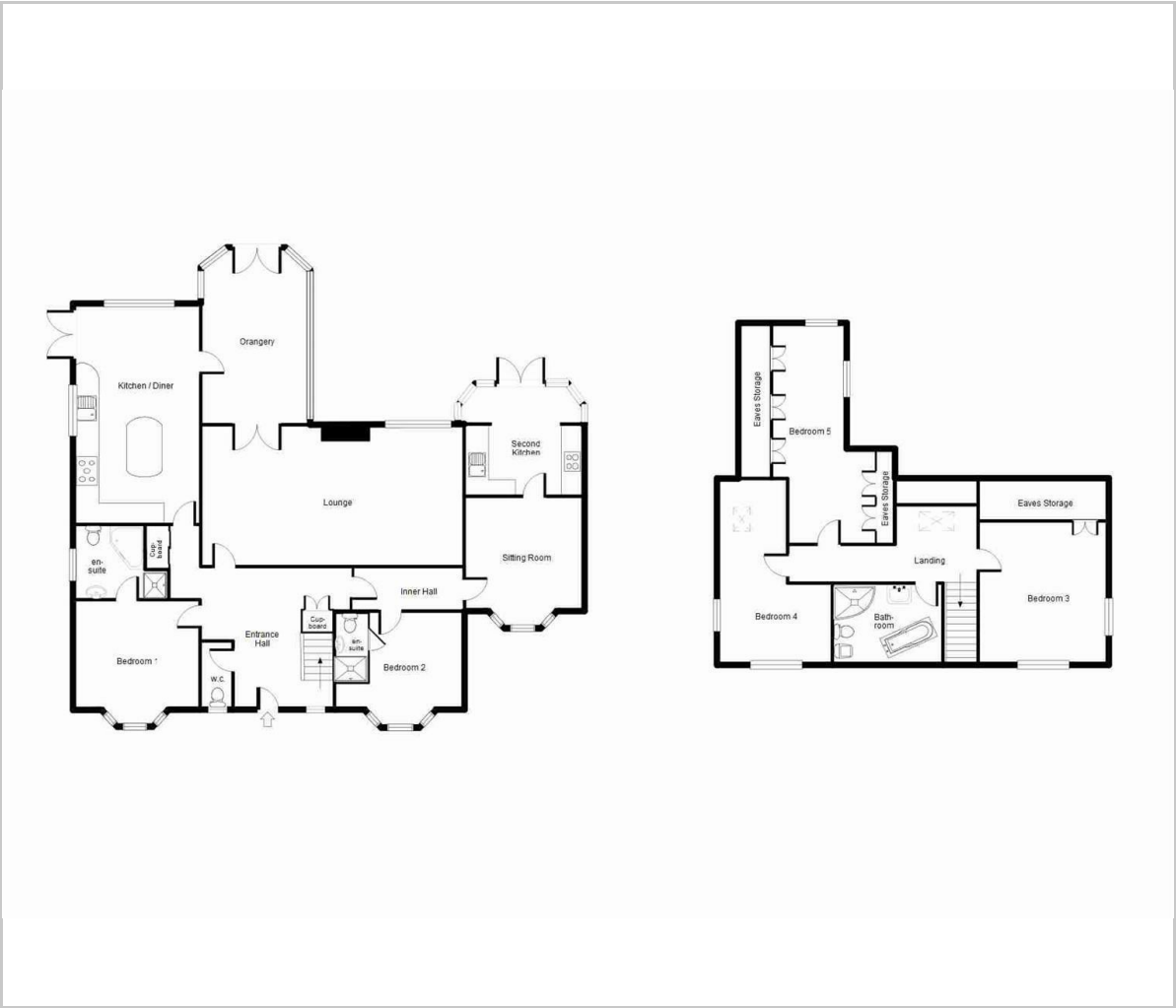
Substantial garage & workshop with power & lighting, rear door to garden.







Floor Plan



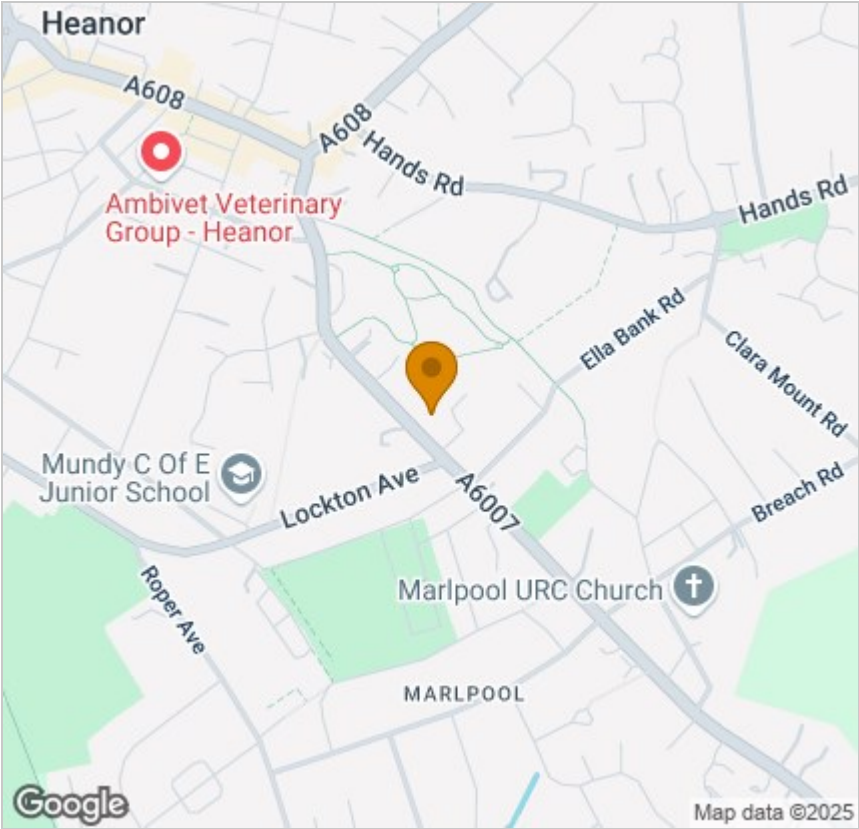
Viewing

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

