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11 Manor Fields Drive  
Ilkeston DE7 5FA  
£850,000





## 11 Manor Fields Drive Ilkeston DE7 5FA

Nestled in the highly sought-after Manor Fields Drive, this impressive detached home offers an exquisite blend of space, style and comfort. Spanning an expansive 3,972 sq. ft., the property features five generously proportioned bedrooms, three spacious reception rooms, a large dining kitchen, utility room, conservatory, a convenient downstairs W.C. The home also boasts two en-suite shower rooms and a newly fitted, luxurious bathroom suite complete with a roll-top bath and separate shower cubicle.

Positioned at the end of a peaceful cul-de-sac, the property enjoys a prime corner plot with breathtaking views over the adjacent nature reserve, providing a picturesque and private setting.

The front of the property features a substantial block-paved driveway with ample parking for several vehicles, leading to a triple garage with electric doors perfect for car enthusiasts or those in need of extra storage.

The beautifully landscaped rear garden is mainly laid to lawn, complemented by mature shrubs, planted beds, and well-maintained borders. A raised patio area offers an idyllic spot for outdoor entertaining or simply unwinding while soaking in the serene surroundings.

Situated in a tranquil and friendly neighbourhood, this stunning residence offers the best of both worlds: peaceful living with easy access to local amenities, reputable schools, and convenient transport links. Whether you're searching for the perfect family home or a spacious haven for entertaining, this exceptional property on Manor Fields Drive is sure to captivate.

Don't miss the opportunity to make this extraordinary home your own, schedule a viewing today.







## Ground Floor Accommodation

### Entrance Porch

8'7" 2'10" (2.62m x 0.86m)

Twin double glazed front door open into entrance porch, single glazed integral door leads inside.

### Large Welcoming Entrance Hallway

Upon entering the home, you are greeted by a spacious entrance hall which gives access to all of the principal accommodation, oak flooring, oak staircase with glass panels, wall lights, coving, radiator, two large storage cupboards, doors leading off.

### Spacious Lounge

12'08" x 14'9" (3.86m x 4.50m)

The focal point of the room is a charming Inglenook fireplace with exposed brick and feature fire on tiled hearth, two radiators, two double glazed windows to the front elevation and one to the side, bi-fold doors lead into the conservatory.

### Conservatory

12'6" x 11'06" (3.81m x 3.51m)

Wooden double glazed windows, radiator, tiled flooring, down lighters, ceiling fan, French doors to garden, with stunning views over the nature reserve.

### Breakfast Kitchen

21'8" 11'08" (6.60m x 3.56m)

Fitted with a comprehensive range of matching wall and base units in wood with laminate worktops, composite sink and drainer with mixer tap, tiled splash backs, glass feature splashback, wine rack, pan drawers, double integrated NEFF electric oven, integrated microwave, induction hob with extractor fan over, integrated under counter fridge, recessed lighting, handy breakfast bar, space for American style fridge/freezer, wine fridge, cupboard housing Valliant boiler and thermostat, double glazed window to the side elevation, two double glazed windows to the rear elevation, double glazed door to the side elevation, spot lights and tiled flooring.

### Utility Room/ 2nd Kitchen

8'8" x 8'7" (2.64m x 2.62m)

Double glazed window to the rear elevation, range of wall and base units with laminate worktop over, composite sink and drainer with mixer tap, tiled splash backs, integrated NEFF electric oven, space for fridge/freezer, space and plumbed for washing machine, coving to ceiling, radiator and laminate flooring.

### Inner Lobby

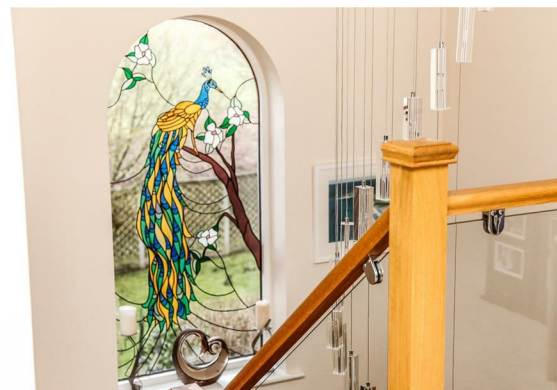
8'8" x 3'2" (2.64m x 0.97m)

Doors to utility room and sitting room, coving and carpeted flooring.

### Sitting Room/Play Room

16'4" x 12'3" (4.98m x 3.73m)

Double glazed window to the rear elevation, double glazed French doors to the side elevation, coving to ceiling, radiator & fitted carpet.







#### Downstairs W.C

8'9" x 3'1" (2.67m x 0.94m)

Frosted double glazed window to the front elevation, low flush WC, vanity wash hand basin, wall light and radiator.

#### First Floor Landing

Oak staircase leads to first floor landing area, with oak half floor landing offering feature stained glass window with peacock motif, stunning Chandelier over staircase (by separate negotiation) two large storage cupboards, walk-in airing cupboard with hot water tank, office area, coving to ceiling, loft hatch, Velux window, two radiators and fitted carpet.



#### Master Bedroom

17'3" x 14'9" (5.26m x 4.50m)

Two double glazed windows to the rear and side elevations offering countryside views, range of full high fitted wardrobes, coving to ceiling, spot lights, ceiling fan light, door to En-suite, radiator and fitted carpet.

#### En-Suite Shower Room

11'4" x 7'4" (3.45m x 2.24m)

Two frosted double glazed windows to the side and front elevations, walk in cubicle with electric shower, concealed low flush WC, bidet and wash hand basin in vanity unit with storage cupboards, tiled splash backs, heated towel rail.



#### Bedroom Two

17'8" (max) x 13'2" (5.38m (max) x 4.01m)

Double glazed window to rear elevation, fitted wardrobes, coving to ceiling, door to En-suite, radiator and fitted carpet.

#### En-Suite Shower Room

8'6" x 6'4" (2.59m x 1.93m)

Frosted double glazed window to the side elevation, walk in cubicle with electric shower, low flush WC, vanity wash hand basin, fully tiled walls, radiator & fitted carpet.

#### Bedroom Three

17'8" x 11'8" (5.38m x 3.56m)

Double glazed window to the rear elevation, coving to ceiling, spot light lighting, radiator & fitted laminated flooring.

#### Bedroom Four

13'3" x 11'9" (4.04m x 3.58m)

Double glazed window to the side elevation offering countryside views, coving to ceiling, fitted wardrobes, radiator & fitted carpet.

#### Bedroom Five

13'4" x 11'2" (4.06m x 3.40m)

Double glazed window to the side elevation offering countryside views, coving to ceiling, radiator & fitted carpet.







### Family Bathroom

10'7" x 8'0" (3.23m x 2.44m)

Newly fitted four piece suite comprising of free standing bathtub, large shower cubicle with mains feed double shower, twin basins in floating vanity unit with low level automatic sensor lighting, low flush WC, bidet, feature lights, chrome vertical radiator, fully tiled walls with inset shelving & porcelain tiled floors flooring.

### Outside Space

#### Triple Attached Garage

27'0" x 18'11" (8.23m x 5.77m)  
With three electric roller shutter doors, double glazed door to the garden, consumer unit, light & power. Providing extensive parking and storage space.

### Frontage

At the head of a peaceful cul-de-sac, this property enjoys a private and secluded position. The generous frontage boasts a large block-paved driveway, providing ample off-road parking for several vehicles. Mature, well-stocked borders frame the space with vibrant greenery, adding charm and character. Thoughtfully placed feature lighting enhance the exterior, creating a welcoming ambience. There are Outdoor power sockets and gated side access leads to the expansive rear garden.

### Rear Garden

This expansive rear garden offers a perfect blend of tranquility and natural beauty. The vast manicured lawn provides ample space for relaxation and outdoor activities, while the raised paved sun terrace is ideal for outside entertaining & extending the inside seamlessly to the outside space. Thoughtfully stocked borders brim with vibrant plants, trees and seasonal blooms, adding color and texture throughout the year.

Beyond the garden's edge, the landscape opens up to a peaceful Pewit Coronation Meadows Nature Reserve. offering uninterrupted views of rolling greenery and a haven for local wildlife. This idyllic outdoor space is a true sanctuary, seamlessly connecting home and nature.

### Summary

This remarkable detached house on Manor Fields Drive presents a unique opportunity to acquire a spacious family home in a sought-after location. With its generous living spaces, ample bedrooms, and convenient bathrooms, this property is sure to impress those looking for a comfortable and stylish residence.

### Disclaimer

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a relative of an employee of Charles Newton

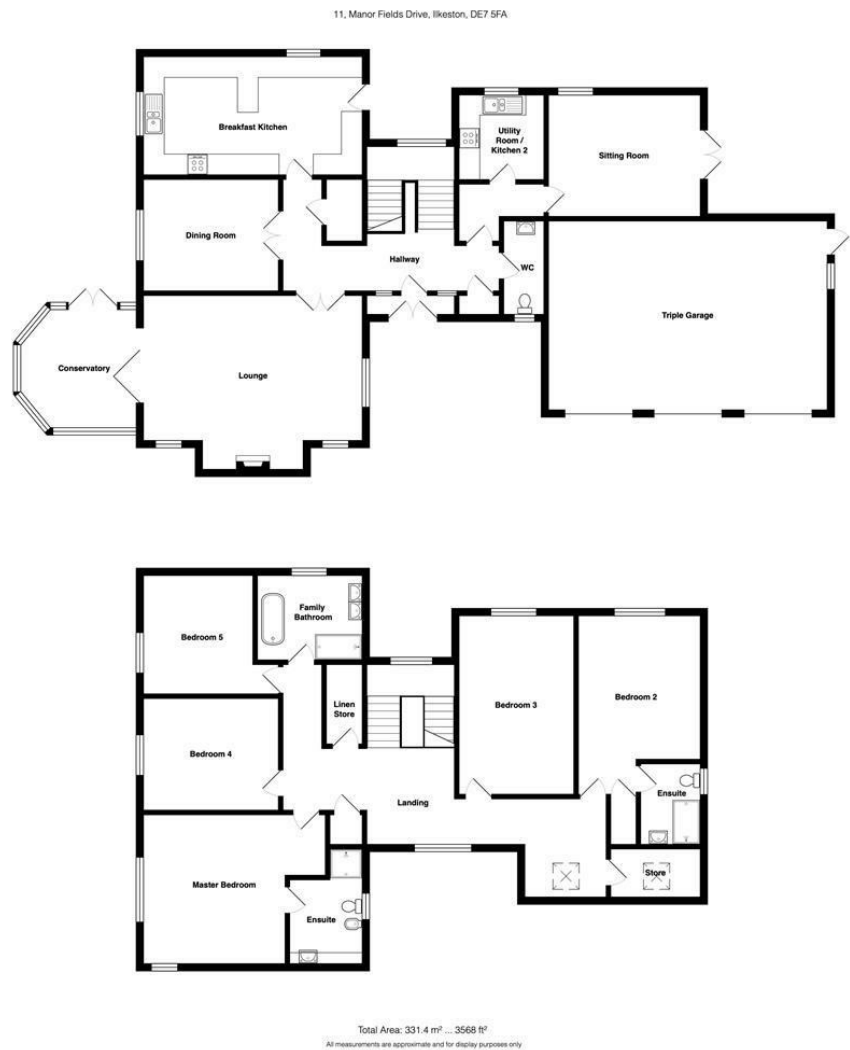








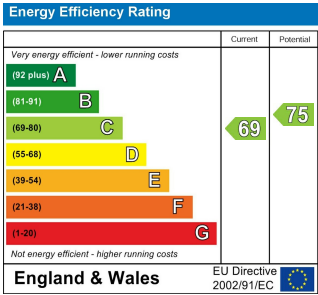
Floor Plan



Area Map



Energy Efficiency Graph



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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