



8 Pentridge Drive
Ilkeston DE7 9HT
£540,000



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Nestled in the charming area of Ilkeston, Pentridge Drive presents an exceptional opportunity to acquire a spacious detached home, perfect for families seeking both comfort and convenience. This stunning property boasts a generous 1,432 square feet of living space, thoughtfully designed to accommodate modern lifestyles.

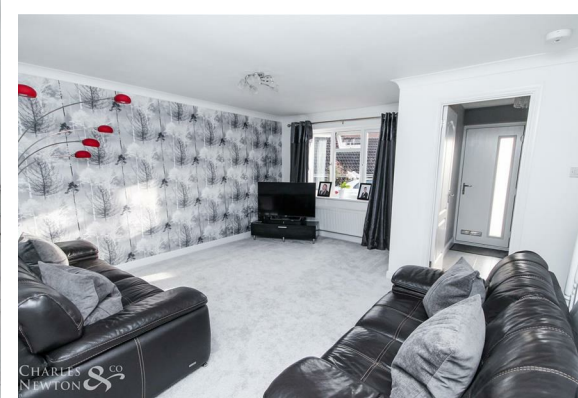
The accommodation offers entrance porch, spacious lounge, modern dining kitchen, entertainment room, downstairs W.C., utility room and a large Salon perfect for a variety of uses. Upstairs there are five well-proportioned bedrooms and cinema room, master being en-suite and a family bathroom.

Outside there is parking for several vehicles on the large blocked paved driveway leading the garage. The enclosed rear garden is mainly laid to lawn with patio seating area.

Built in 1985, this residence combines classic charm with contemporary living, making it an ideal choice for those looking to settle in a welcoming community.

Situated in this highly regarded residential suburb, known locally as The Shipley View Estate, as the name suggests, being close to Shipley Country park, a large nature reserve and recreational space with walks, leading through to Mapperley Village. The area also has other local amenities including a small shopping precinct, which includes a Co-op, regular bus service and schools are close buy.

Pentridge Drive is conveniently located, offering easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This delightful home is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this wonderful house your new home.





Entrance Hallway

Enter via composite door leading into the hallway with double glazed window to the side elevation, underfloor heating, radiator, laminate flooring & storage cupboard.

Lounge

17'1" x 15'11" (5.21m x 4.85m)

Two double glazed windows to the front & side elevations, stairs to first floor, coving to ceiling, TV point, two radiators, storage cupboard, fitted carpet & double doors into kitchen/diner.

Dining Kitchen

17'0" x 12'10" (5.18m x 3.91m)

Fitted with a wide range of bespoke fitted kitchen with wall and base units and quartz work surfaces over, inset sink & drainer with mixer tap, induction hob with pop up Neff extractor, integrated twin ovens, built in full height fridge & freezer, integrated dishwasher, tiled floor with underfloor heating, double glazed window & double glazed French doors to the rear elevation.



2nd Reception Room/ Entertainment Room

15'7" x 12'10" (4.75m x 3.91m)

Double glazed patio doors to the rear elevation, double glazed door to the side elevation, TV point, radiator, laminate floor with underfloor heating.



L- Shaped Utility Room

8'11 max 7'7 max (2.72m max 2.31m max)

Double glazed window to the front elevation, base units with worktop over, insert sink & drainer with mixer tap, cupboard, space for washing machine and tumble dryer, radiator & laminate flooring.

Downstairs W.C

4'3 x 3'6 (1.30m x 1.07m)

Low flush W.C., wash hand basin, glass block window.

Reception Room / Salon

22'4" x 10'1" (6.81m x 3.07m)

Enter via composite door, two frosted double glazed windows to the side elevation, underfloor heating, spot light lighting & laminate flooring.

First Floor Landing

Stairs to first floor with double glazed window to the side elevation, doors off, loft hatch, spot light lighting, feature light over stairs, radiator & fitted carpet.

Master Bedroom

13'1" x 10'5" (3.99m x 3.18m)

Double glazed window to the front elevation, fitted wardrobes, radiator & fitted carpet, door to en-suite.





En-Suite

7'2" x 6'4" (2.18m x 1.93m)

Frosted double glazed window to the front elevation, walk in cubicle with mains feed shower, UPVC shower walls, low flush WC, wash hand basin, extractor fan, laminate flooring & underfloor heating.

Bedroom Two

12'9" x 10'0" (3.89m x 3.05m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Three

11'7" x 10'4" (3.53m x 3.15m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Four

8'10" x 6'4" to wardrobes (2.69m x 1.93m to wardrobes)

Double glazed window to the rear elevation, fitted wardrobe radiator & fitted carpet.

Bedroom Five

9'5" x 7'7" (2.87m x 2.31m)

Double glazed window to the front elevation, radiator, built-in eaves storage and carpet flooring, access through to the cinema room.

Cinema Room

17'5" (into eaves) x 14'0" (into eaves) (5.31m (into eaves) x 4.27m (into eaves))

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

Family Bathroom

Frosted double glazed window to the side elevation, panelled bath with mains feed shower over, wash hand basin, low flush WC, heated towel rail, vinyl flooring, underfloor heating & bespoke storage.

Frontage

Large paved driveway for several vehicles leading to attached garage and salon entrance.

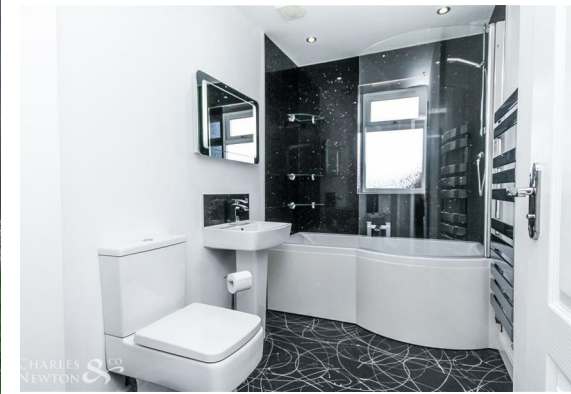
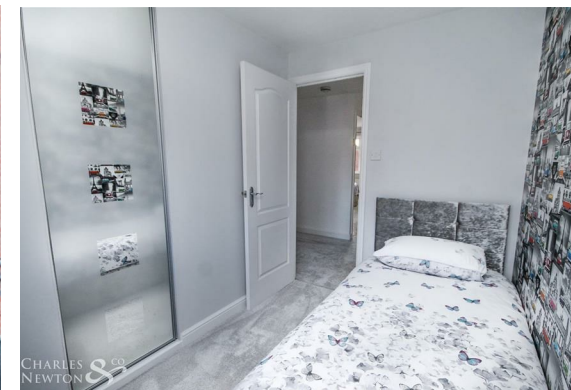
Attached Garage

Attached garage providing storage with access to the eaves for storage.

Rear Garden

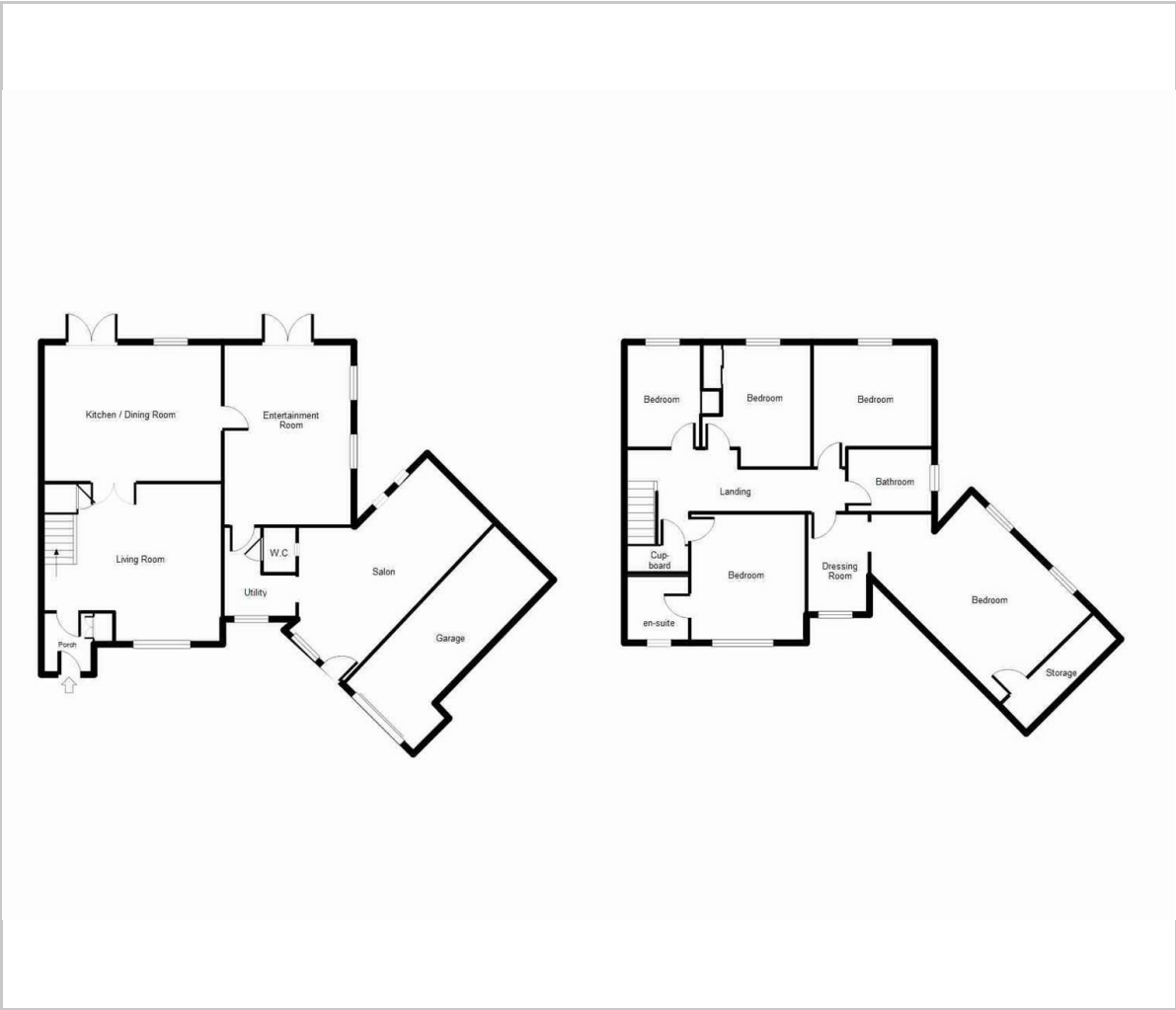
Lovely enclosed rear garden mainly laid to lawn with paved patio area for outside dining, & fence boundary.







Floor Plan



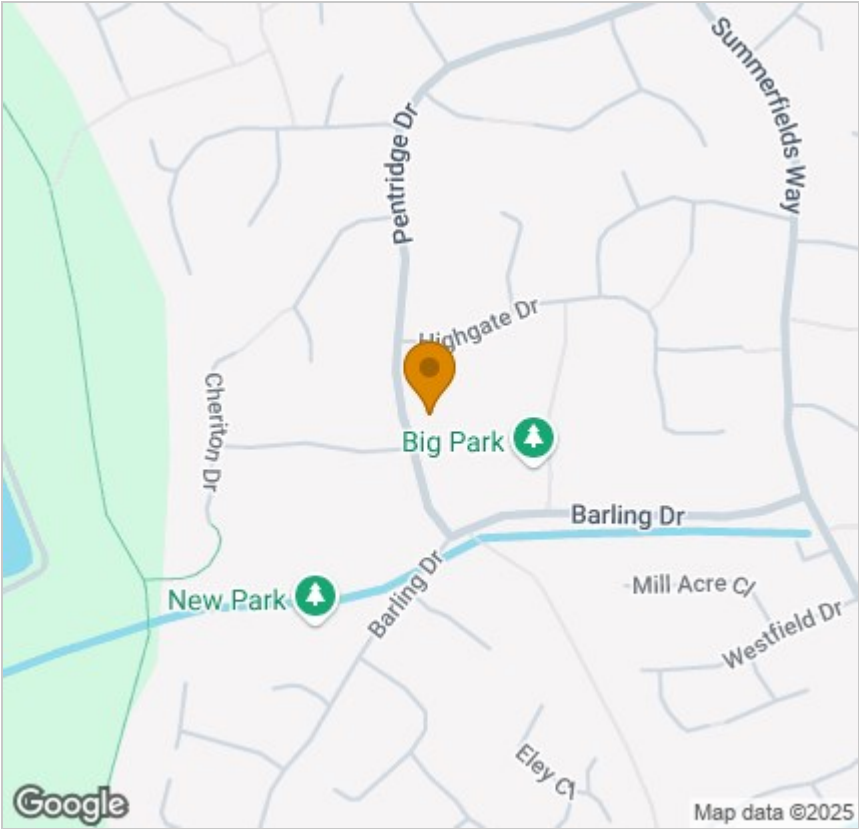
Viewing

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

