



7 Pentridge Drive

Ilkeston DE7 9HT

£395,000



4



2



2



7 Pentridge Drive

Ilkeston DE7 9HT

This extended detached family residence, nestled in the popular Shipley View estate, presents an exceptional opportunity for comfortable family living. Ideally located near Shipley Country Park, the property benefits from excellent road links, accessible bus routes, and nearby schools, making it a perfect choice for families.

The home features four spacious bedrooms, including a master suite complete with an en-suite bathroom for added privacy. There are two inviting reception rooms, providing ample space for family gatherings and entertainment. The breakfast kitchen is designed for casual dining and convenience, while a delightful conservatory adds a bright and airy space for relaxation or play. A utility room enhances everyday functionality, and a family bathroom caters to the needs of the household.

Outside, you'll find an enclosed rear garden, ideal for children to play safely, as well as a charming front garden and driveway parking that leads to an integrated garage, offering plenty of storage options.

This property also embraces modern energy efficiency, featuring solar panels and a Tesla Powerwall home battery, allowing for sustainable living and cost-effective energy usage.

Located in Ilkeston, a highly desirable market town centrally situated between Nottingham and Derby in the borough of Erewash, this home is within reach of a wide range of facilities. Ilkeston boasts its own railway station, enhancing commuting options, and is conveniently just 15 minutes from junctions 25 and 26 of the M1 motorway. Nottingham City Center and the Queen's Medical Centre (QMC) are both accessible within 20 minutes, making this residence ideal for commuters and families seeking a vibrant community.





Entrance Hallway

13'3" x 3'0" (4.04m x 0.91m)

Double glazed door to the front elevation, stairs to first floor, door to lounge & WC, radiator & wood flooring.

Lounge

15'1" x 13'8" (4.60m x 4.17m)

Double glazed patio doors into the conservatory, fireplace housing multi fuel log burner, coving to ceiling, TV point, radiator & wood flooring.

Conservatory

11'5" x 9'6" (3.48m x 2.90m)

UPVC conservatory with French doors leading to garden, power & lighting with ceiling fans, radiator & tiled flooring.

Snug

9'5" x 9'2" (2.87m x 2.79m)

Double glazed bay window to the front elevation, coving to ceiling, dado rail, TV point, radiator & wood flooring.

Breakfast Kitchen

21'10" x 9'2" (6.65m x 2.79m)

Double glazed bay window to the front elevation, two double glazed windows to both side & rear, wall & base units in gloss white with kick bar lighting, sparkle granite worktop over, stainless steel sink & shower mixer tap, tiled surround, integrated appliances including electric double oven & induction hob with extractor over, microwave, fridge/freezer, dishwasher, tumble dryer & wine cooler. Spot light lighting, dado rail, two radiators & gloss tiled flooring.

Utility Room

7'6" x 4'10" (2.29m x 1.47m)

Double glazed door to the rear elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, plumbed for dishwasher, radiator & tiled flooring.

Downstairs WC

6'3" x 3'3" (1.91m x 0.99m)

Frosted double glazed window to the front elevation, low flush WC, wash hand basin, part tiled walls, radiator & tiled flooring.

First Floor Landing

Carpeted stairs & landing with double glazed window to the rear elevation, doors off, loft hatch & radiator.

Bedroom One

18'11" x 8'10" (5.77m x 2.69m)

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

En-Suite

14'6" x 5'3" (4.42m x 1.60m)

Frosted double glazed window to the rear elevation, walk in cubicle with mains feed shower, concealed WC & wash hand basin, storage cupboards, heated towel rail, fully tiled walls & flooring.

Bedroom Two

10'8" x 8'11" (3.25m x 2.72m)

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

Bedroom Three

10'0" x 7'10" (3.05m x 2.39m)

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

Bedroom Four

6'5" x 6'4" (1.96m x 1.93m)

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





Bathroom

6'2" x 6'0" (1.88m x 1.83m)

Frosted double glazed window to the rear elevation, panelled bath with mains feed shower over, concealed WC & wash hand basin, extractor fan, heated towel rail, fully tiled walls & flooring.

Outside

Rear Garden

Enclosed rear garden with resin patio area, grass area, borders with plants & shrubs, block paved pathway, UPVC decking two tier seating area & fence boundary.

Frontage

The outdoor space of this property is a standout feature, designed for both relaxation and entertainment. The enclosed rear garden boasts a stylish and low-maintenance resin patio, perfect for outdoor dining and social gatherings. Adjacent to the patio is a lush grass area, providing an inviting space for children to play or for family gatherings.



Surrounding the grass are well-manicured borders filled with a variety of plants and shrubs, adding a charming touch of nature to the garden. A neatly paved block walkway enhances the garden's aesthetic while ensuring easy access throughout the space.

For those seeking a retreat, the garden features two tiers of UPVC decking that create an inviting seating area, ideal for enjoying morning coffee or evening drinks. The entire area is enclosed by a secure fence boundary, ensuring both privacy and safety for the whole family. This thoughtfully designed outdoor space is perfect for embracing the tranquility of the garden while also being well-suited for entertaining guests. The property also has a handy shed.

Garage

Roller shutter door with power & lighting.





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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

