

1 Tansley Avenue, Stanley Common, Ilkeston, Derbyshire, DE7 6FW



£379,950

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Margi Willis Estates are delighted to offer to the sales market this extended semi detached home on a very good sized plot overall. The accomodation compries: Entrance hallway, lounge, kitchen, dining room, consevatory, inner hallway with study-bedroom five. utility room and guest cloaks-w.c to the ground floor whilst to the first floor there are four bedrooms with en-suite to the master bedroom and family bathroom. Outside there is a lawned garden and paved patio and pathways and an outdoor bar to the front elevation, gated access leads to the rear where there is ample parking, double garage, car port and store. Internal viewing is essential to appreciate the size of the accommodation and outdoor space.

Entrance Hallway

With double glazed entrance door to the front elevation, radiator, under the stairs storage cupboard, laminate flooring, stairs leading up to the first floor landing.

Lounge

12'3" x 11'9" (3.73m x 3.58m)

With feature fireplace with open working fire, double glazed window to the front elevation.

Modern Filtted Kitchen

10'3" x 8'7" (3.12m x 2.62m)

With a range of wall, base and drawer units incorporating working surfaces over, one and half bowl sink unit with mixer tap over, range cooker with five ring gas hob and a double oven with extractor hood over, integrated dishwasher, double glazed window to the rear elevation, tiling to the walls and floor, archway leading to the dining room.

Dining Room

9'7" x 9'2" (2.92m x 2.79m)

With radiator, tiling to the floor, open plan to the conservatory.

Conservatory

19'4" x 9'3" (5.89m x 2.82m)

Full width brick and upvc construction with light and power, double glazed windows to the rear elevation, radiator, double glazed french doors leading out to the rear.

Inner Hallway

With access to study-bedroom five and the utility

Study-Ground Floor Bedroom

11'4" x 10'4" (3.45m x 3.15m)

With double glazed window to the front elevation, radiator, laminate flooring.

Utility Room

12'2" x 7'4" (3.71m x 2.24m)

With fitted wall and base cupboards incorporating working surfaces over, stainless steel sink unit with mixer tap over and tiled splash backs, plumbing for automatic washing machine, spotlighting to the ceiling, tiling to the floor, internal door leading to the guest cloaks and double glazed entrance door leading to the side elevation.

Guest Cloaks-W.C

With low level w.c, pedestal wash hand basin, tiling to the walls and floor, spotlighting to the ceiling, radiator.

First Floor Landing

With access to the loft space.

Bedroom One

11'9" x 9'7" (3.58m x 2.92m)

With double glazed window to the front elevation, radiator, fitted wardrobes.

En-Suite

Comprising a three piece suite of: low level w.c, vanity wash hand basin with cupboards beneath, shower enclosure with mains fed shower above, display shelving, tiling to the walls and floor, wall mounted extractor fan, spotlighting to the ceiling, double glazed window to the front elevation.



Bedroom Two

11'8" x 9'2" (3.56m x 2.79m)

With double glazed window to the front elevation, radiator, fitted storage cupboard.

Bedroom Three

11'4" x 10'9" (3.45m x 3.28m)

With double glazed window to the front elevation, radiator, fitted wardrobe.

Bedroom Four

11'5" x 10'9" (3.48m x 3.28m)

With double glazed window to the rear elevation, radiator.

Family Bathroom

8'6" x 7'7" (2.59m x 2.31m)

Comprising a three piece suite of: w.c and wash hand basin set into vanity unit with storage, multi jet spa bath, wall mounted extractor fan, tiling to the walls and floor chrome ladder towel rail, double glazed window to the rear elevation.

Outside

The property is situated on a good sized plot overall with lawned and block paved garden with outdoor bar to the front elevation, gated access leads to the rear with driveway providing ample car standing, carport, double garage and store.

Outdoor Bar

19'2" x 15' (5.84m x 4.57m)

With light and power, fitted bar, seating area and pool table space.

Double Garage

22'6" x 15'9" (6.86m x 4.80m)

With light and power, w.c, remote roller door.

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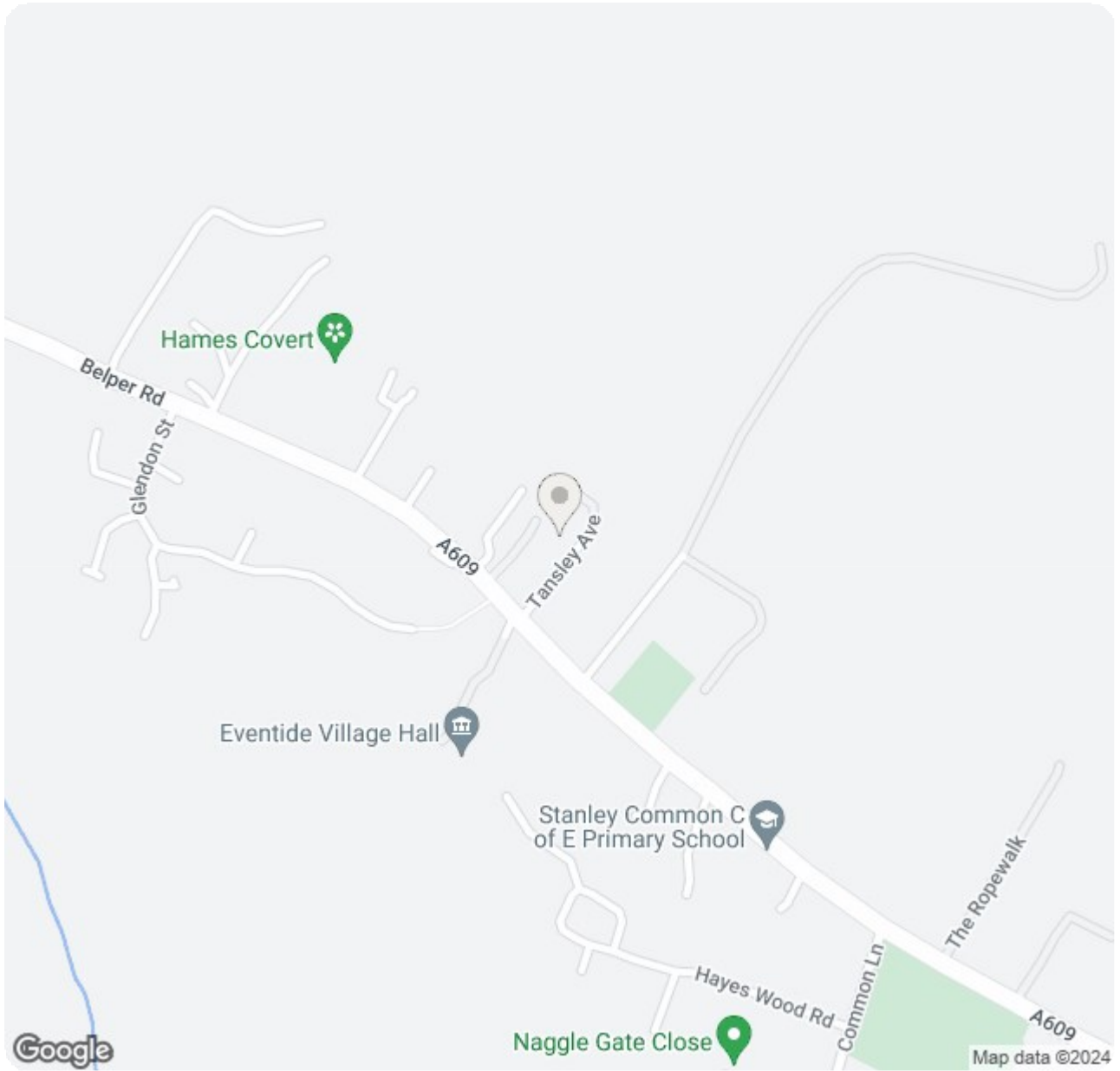
Viewing This Property

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

