



**12 Arella Fields Close, Ilkeston
Derbyshire DE7 6PS**

£489,000

Margi Willis Estates are delighted to offer to the market this beautifully presented executive detached home situated in this popular semi rural location. The accommodation in brief comprises: Entrance hallway, guest cloaks-w.c, study, lounge, fitted kitchen with dining area and utility to the ground floor and to the first floor there are four bedrooms master with en-suite and a family bathroom. Outside there is a driveway and double garage to the front elevation and at the rear there is an enclosed garden with delightful countryside views. Internal viewing is highly recommended to appreciate the quality accommodation on offer!



Entrance Hallway

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

Guest Cloaks-W.C

Comprising a two piece suite of: Low level w.c, pedestal wash hand basin, tiled splash backs, laminate floor covering.

Study

9'9" x 6'7" (2.97m x 2.01m)

With double glazed window to the front elevation, radiator.

Lounge

22'5" x 11'3" (6.83m x 3.43m)

With double glazed window to the front elevation, radiator, double glazed french doors leading to the rear garden.

Kitchen Area

20'6" x 13'2" (6.25m x 4.01m)

With a range of high gloss wall, base and drawer units incorporating quartz working surfaces over, breakfast bar with drawers beneath, stainless steel sink unit with mixer tap over, integrated appliances to include: dishwasher, fridge-freezer, wine cooler and range master stove, double glazed window to the rear elevation.

Dining Area

9'8" x 8'6" (2.95m x 2.59m)

With laminate floor covering, double glazed french doors leading to the rear garden.

Utility Room

6'2" x 5'6" (1.88m x 1.68m)

With wall and base units incorporating working surfaces over, plumbing for automatic washing machine, wall mounted gas boiler, double glazed side entrance door.

Half Landing

With double glazed window to the front elevation.

Main Landing

With access to the loft, radiator, storage cupboard.

Master Bedroom

11'5" x 9'9" (3.48m x 2.97m)

With double glazed window to the rear elevation providing delightful countryside views, radiator, fitted wardrobe.

En-Suite

Comprising a three piece suite of low level

w.c, pedestal wash hand basin, tiled shower cubicle with a mains fed shower, ladder towel rail, double glazed window to the front elevation, half tiled walls, tiling to the floor.

Bedroom Two

13'5" x 11'4" (4.09m x 3.45m)

With double glazed window to the front elevation, radiator.

Bedroom Three

11'4" x 8'8" (3.45m x 2.64m)

With double glazed window to the rear elevation providing delightful countryside views, radiator.

Bedroom Four

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

With double glazed window to the rear elevation providing delightful countryside views, radiator.

Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mixer tap shower attachment, glazed bi fold shower screen, tiling to the walls and floor, ladder towel rail.

Outside

To the front of the property there is a block paved driveway providing off the road car standing, this in turn leads to the brick built detached garage which measures 6m x 6m with light and power and remote up and over door.

At the rear there is an enclosed garden laid to lawn with shrubbery and paved patio with beautiful countryside views.

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