

17 Manor Fields Drive, Ilkeston, Derbyshire, DE7 5FA



£695,000

17 Manor Fields Drive, Ilkeston, Derbyshire DE7 5FA

Stunning executive detached family home situated in this popular location, built approximately 20 years ago and has been renovated to a high standard by the current owner. The accommodation in brief comprises: Impressive entrance hallway, lounge with feature fireplace, family room with full width bifold doors opening out to the beautiful rear garden, superb fitted kitchen with central island and appliances, dining room and study, utility and w.c to the ground floor whilst to the first floor there are 5-6 bedrooms en-suite to the master and a family bathroom.

Outside: Good Sized block paved driveway and double garage to the front of the property and at the rear there is a large garden ideal for alfresco dining and entertaining family and friends with outdoor bar and swimming pool.

Internal viewing is strongly recommended to appreciate the sized and quality of this truly stunning family home.

Impressive Entrance Hallway

With tiling to the floor, radiator, under the stairs storage cupboard, stairs leading up to the first floor landing.

Lounge

26' x 13'8" (7.92m x 4.17m)

With half paneled walls, double glazed bay window to the front elevation, two radiators, bifold doors.

Family Room

13'8" x 11'7" (4.17m x 3.53m)

With radiator, bifold door.

Superb Kitchen

17'6" x 15'3" (5.33m x 4.65m)

With a range of high gloss wall, base and drawers incorporating granite working surfaces over, central island-breakfast bar with inset sink unit with mixer tap over, wall mounted oven, free standing cooker with extractor hood above, larder units, radiator, double glazed bifold door leading to the rear garden.

Pantry

With inset sink unit, light and power.

Utility Room

11'7" x 6'3" (3.53m x 1.91m)

With plumbing for automatic washing machine, butler sink with mixer tap over, chrome towel rail, double glazed entrance to the rear.

W.C

With low level w.c, wash hand basin set into vanity unit, chrome towel rail, double glazed window to the side elevation.

Dining Room

With double glazed window to the front elevation and radiator.

Office

9'8" x 7' (2.95m x 2.13m)

With double glazed entrance to the side elevation.

Galleried Landing

With access to the loft space, feature porthole window to the front elevation, radiator.

Master Bedroom

17'9" x 13'2" (5.41m x 4.01m)

With fitted wardrobe, air conditioning unit, free standing bath, radiator, double glazed window to the rear elevation.

Dressing Area

With light.

En-Suite Shower Room

Comprising a four piece suite of low level w.c, his and hers wash hand basins set into vanity unit with cupboards, walk-in shower with mains drench shower over, fitted wardrobes.

Wet Room

Comprising of a mains fed drench shower, tiling to the walls and floor, chrome towel rail.



Family Bathroom

8'7" x 8'5" (2.62m x 2.57m)

Comprising of low level w.c, his and hers wash hand basins, paneled bath.

Bedroom Two

13'8" x 13' (4.17m x 3.96m)

With radiator and double glazed window to the front elevation.

Bedroom Three

13'8" x 13' (4.17m x 3.96m)

With radiator and double glazed window to the front elevation.

Bedroom Four

10'2" x 8'2" (3.10m x 2.49m)

With radiator and double glazed window to the rear elevation.

Games Room

19'4" x 17'8" (5.89m x 5.38m)

With fitted bar, feature fireplace, two radiators and two double glazed windows to the front elevation.

Outside

To the front of the property there is a block paved driveway with ample car standing this leads to the double garage with light and power and remote up and over door. At the rear there is a good sized garden ideal for alfresco dining and entertaining friends and family, laid mainly to lawn with outdoor bar and gym, upper patio with pool.

At the side there is a full length under cover store.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

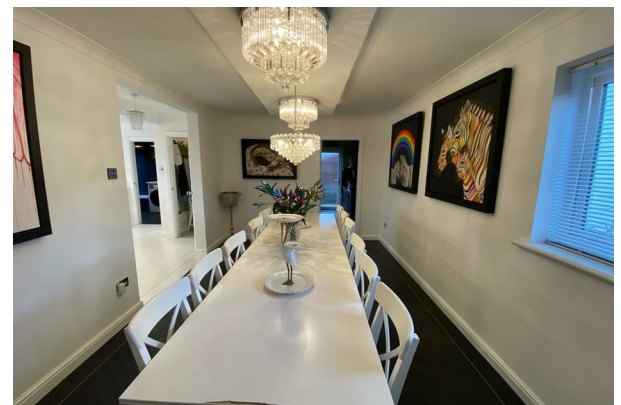
We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

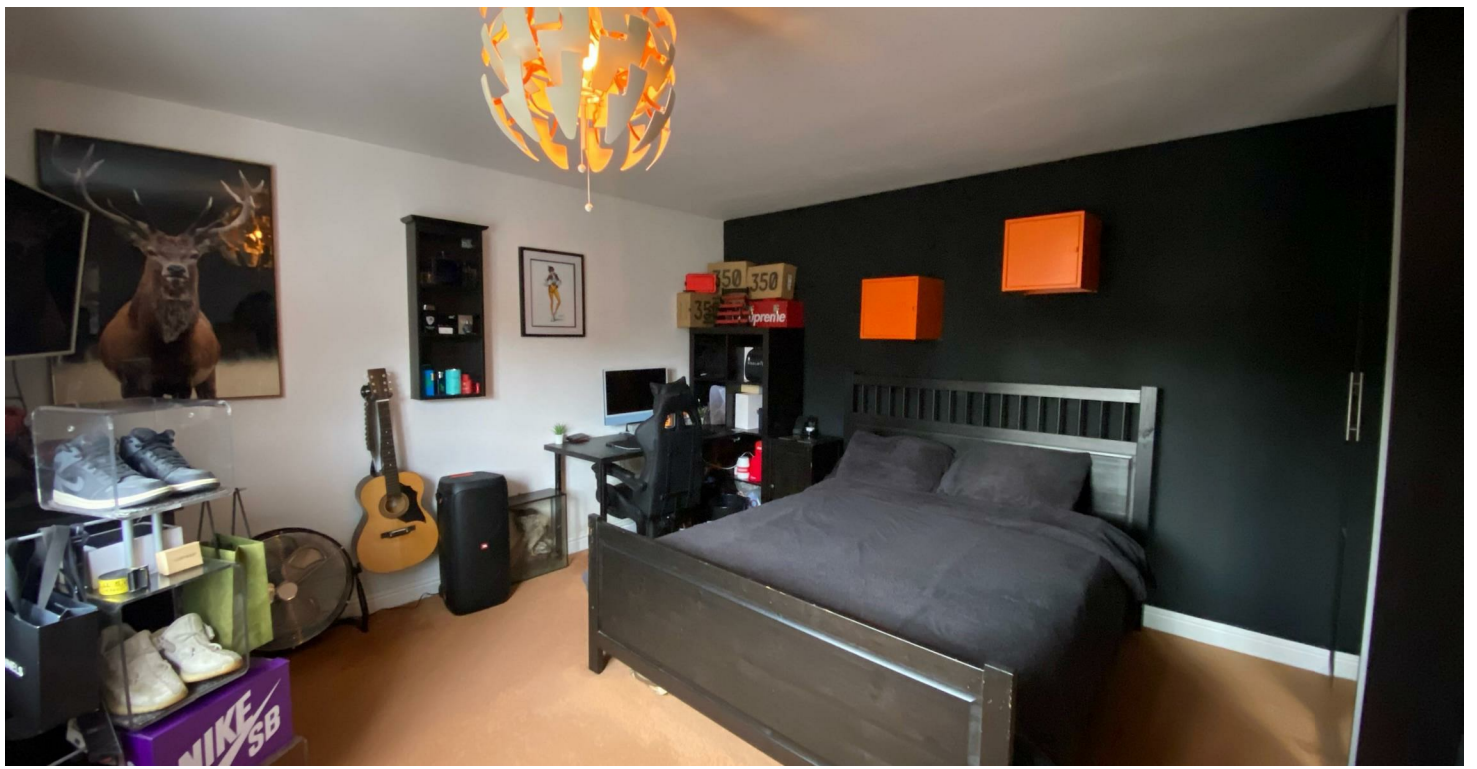
Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.

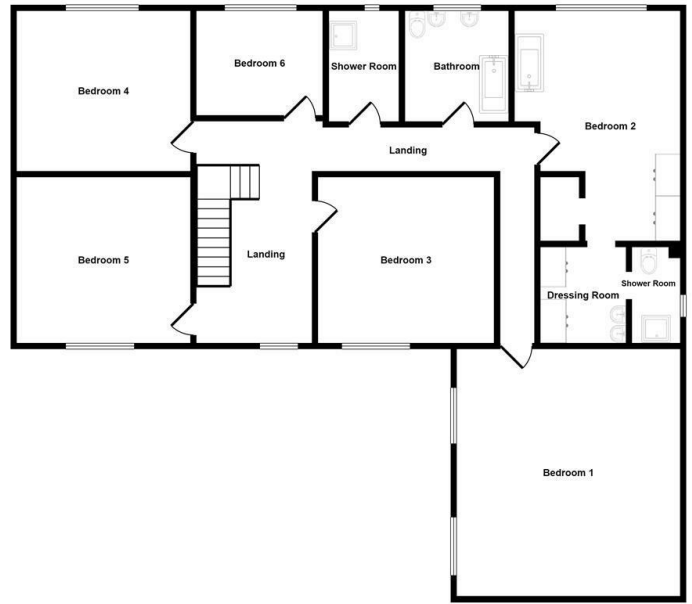








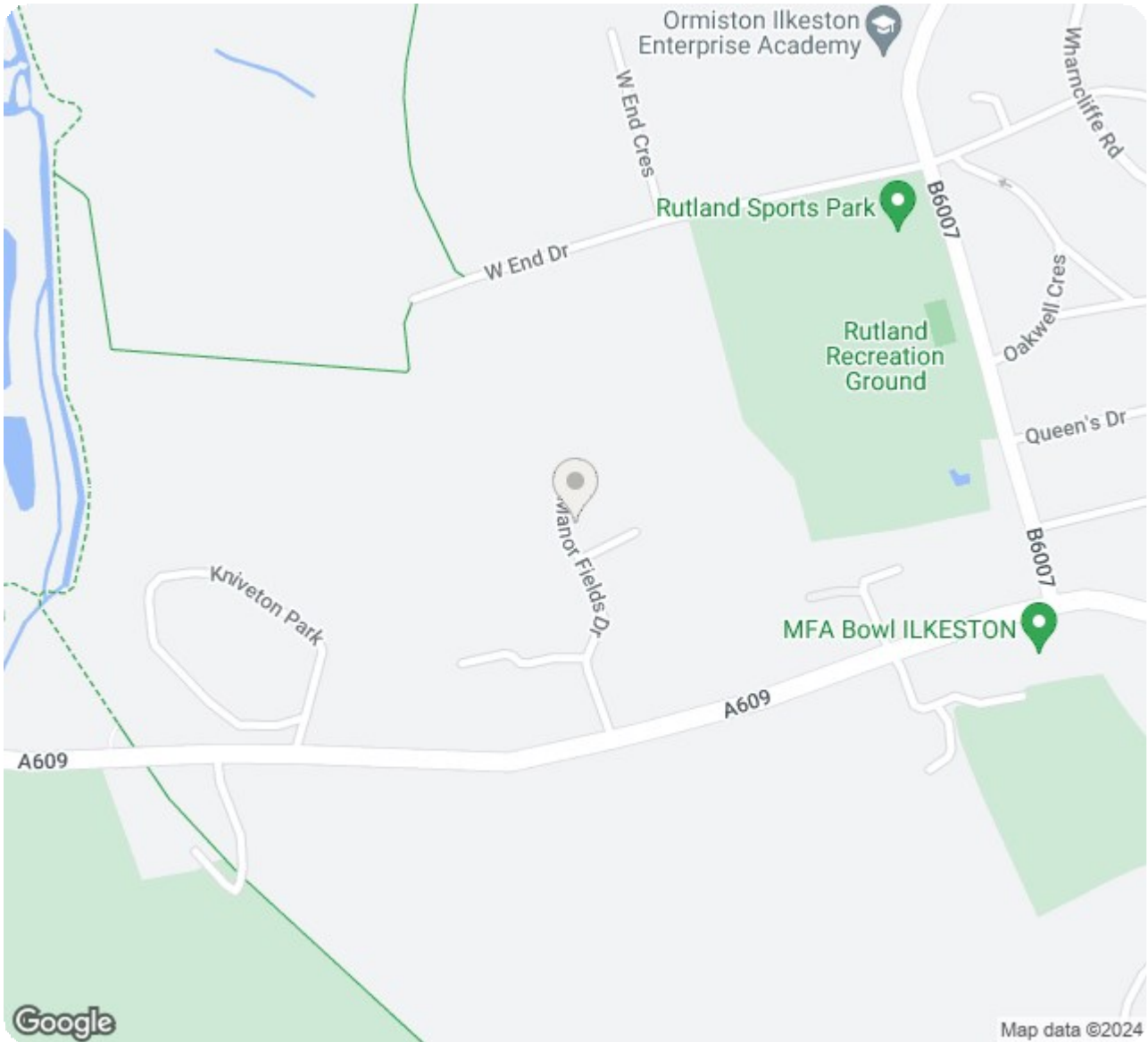
Approx Gross Internal Area
305 sq m / 3314 sq ft




Ground Floor
Approx 154 sq m / 1655 sq ft

First Floor
Approx 154 sq m / 1658 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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 