

6 Arella Fields Close, Stanley Common, Ilkeston, DE7 6PS



£530,000

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Margi Willis Estates are delighted to offer to the sales market this beautifully presented detached home situated in this ever popular location. The accommodation in brief comprises: Entrance hallway, lounge, snug, open plan living, dining kitchen and utility and guest cloaks-w.c to the ground floor whilst to the first floor landing there are five bedrooms two benefitting en-suite shower rooms and family bathroom. Outside there is a good sized driveway providing ample off the road car standing and a large garage to the front elevation, at the rear there is an enclosed landscaped garden with beautiful open countryside views. **MUST BE VIEWED!**

Entrance Hallway

With double glazed entrance door to the front elevation, two storage cupboards, Karndean flooring with under floor heating, stairs leading to the first floor landing.

Guest Cloaks-W.C

Comprising a two piece suite of low level w.c, wash hand basin, chrome towel rail, tiling to the floor with underfloor heating.

Lounge

16'0" x 9'6" (4.9 x 2.9)

With double glazed window and french doors to the rear elevation, under floor heating, double glazed window to the front elevation.

Snug

16'0" x 9'6" (4.9 x 2.9)

With access to the loft space, double glazed window and french door to the rear elevation, karndean flooring with under floor heating.

Open Plan Living Dining Kitchen

21'3" x 18'0" (6.5 x 5.5")

A fabulous space for entertaining family and friends with a range of wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over, central island with inset five ring gas hob and wine cooler over and drawers and cupboards beneath and fitted breakfast bar, wall mounted double oven, integrated dishwasher, double glazed bi-fold doors leading to the rear garden, spotlighting to the ceiling, under floor heating and under cupboard/plinth lighting.

Utility

With wash basin inset to the quartz working surface, plumbing for automatic washing machine, double glazed window, tiling to the floor with under floor heating and space for a tumble dryer.

Landing

With access to the loft space, airing cupboard.

Master Bedroom

14'9" x 11'5" (4.5 x 3.5)

With double glazed french doors opening to juliet balcony, radiator, double glazed window to the rear both providing delightful countryside views,

Dressing Area

8'10" x 6'10" (2.7 x 2.1)

With fitted wardrobe, double glazed window to the rear elevation.

En-Suite Shower Room

6'2" x 6'2" (1.9 x 1.9)

Comprising a range of w.c, wash hand basin shower enclosure with mains fed shower over, double glazed window to the rear elevation, chrome towel rail.

Bedroom Two

11'5" x 8'10" (3.5 x 2.7)

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



Bedroom Three

10'9" x 8'10" (3.3 x 2.7)

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

Bedroom Four

9'2" x 8'2" (2.8 x 2.5)

With double glazed window to the front elevation, radiator. Currently used as a home office.

Bedroom Five

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

Family Bathroom

Comprising a three piece suite of wash hand basin, w.c, shower enclosure with mains fed shower over, partly tiled walls, chrome ladder towel rail, double glazed window to the rear elevation, spotlighting to the ceiling.

Outside

To the front of the property there is a good sized block paved driveway providing off the road car standing for several cars, garage which measures; 19'2" X 9'1" housing the ideal gas boiler with light and power and having electric roller door. At the rear there is a beautifully landscaped garden with outdoor lighting paved patio and shaped lawn benefitting delight countryside views.

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

Mortgage Advice

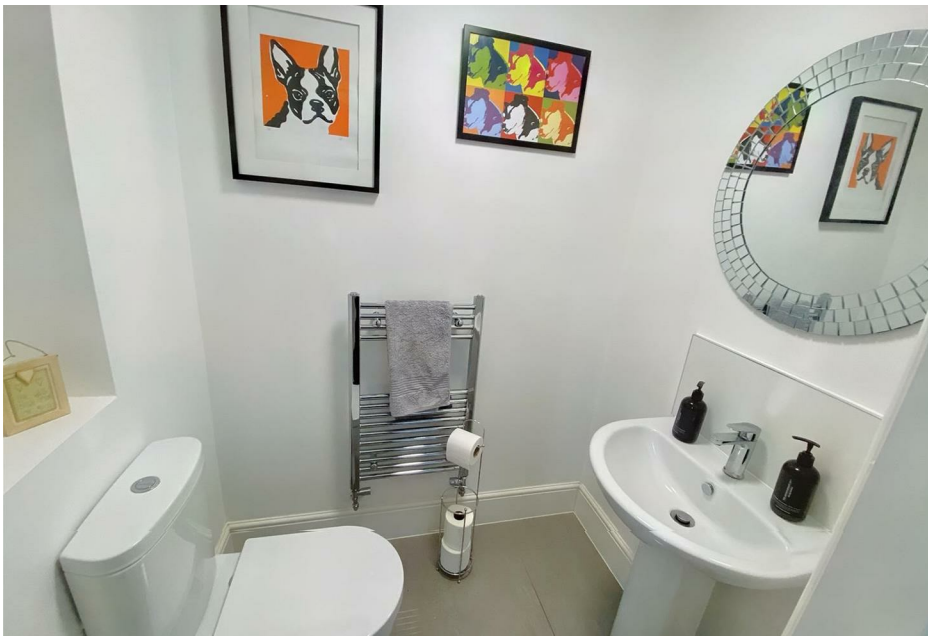
Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

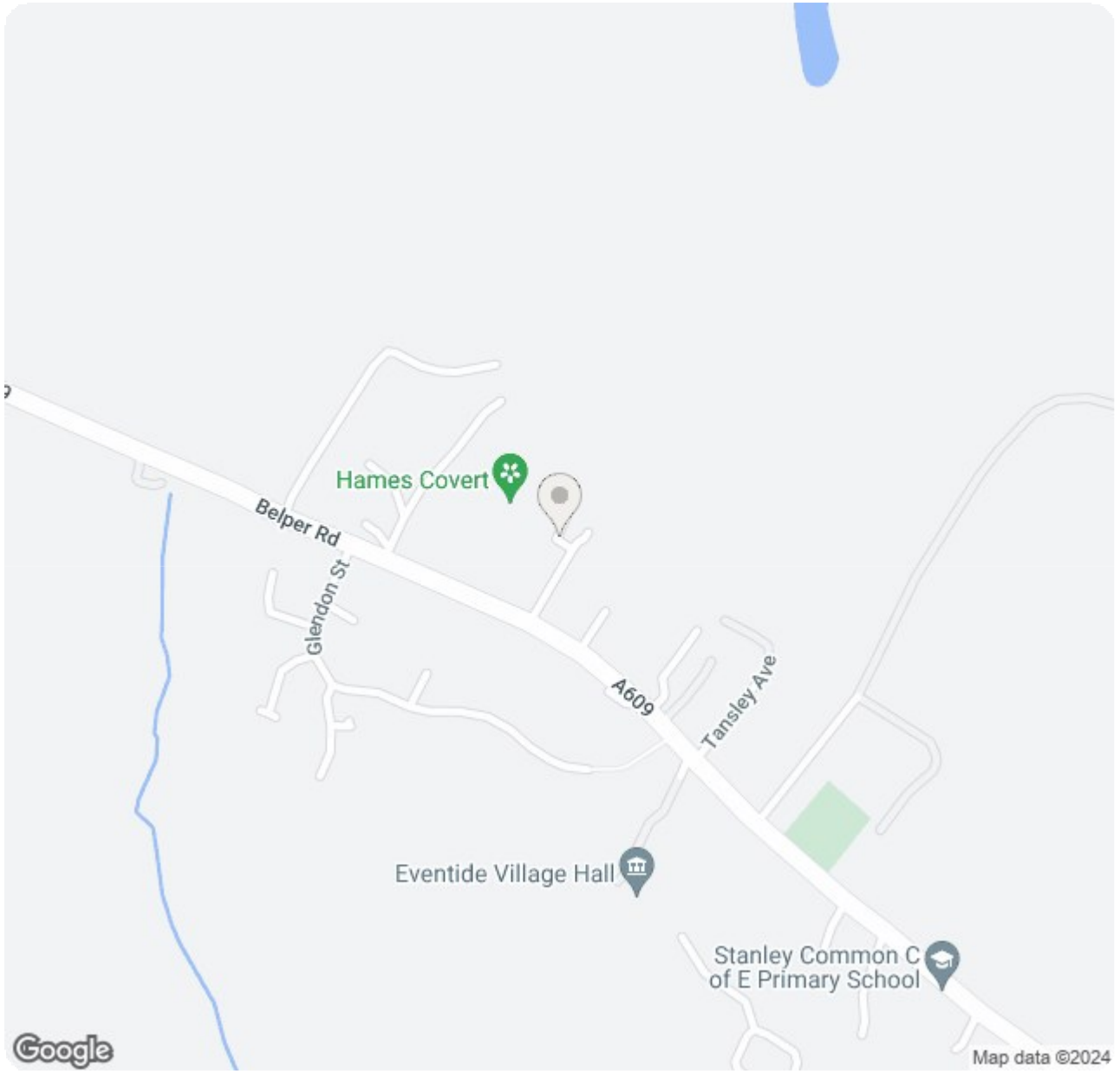
Viewing This Property

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

