

## 183 Belper Road, Stanley Common, Ilkeston, DE7 6FT



**Offers in excess of £600,000**



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Margi Willis Estates are excited to offer to the market this truly spectacular home architecturally built in the 1950's and still boasts some original character set on a huge plot overall. The accommodation in brief comprises: Entrance hallway, lounge plus further sitting room with dining room off, family room, modern fitted dining kitchen, and w.c to the ground floor whilst to the first floor landing there are four bedrooms and two shower rooms. Outside: To the front of property there is a lawned garden and a good sized driveway leading to the double garage. At the rear there is a large landscaped garden laid mainly to lawn with mature trees and shrubs. If you are looking for something a little bit more special then this one is for you! Early viewing is essential to appreciate this family home situated in this popular semi rural location. NO UPWARD CHAIN INVOLVED.

### Entrance Hallway

With original hardwood entrance door to the front elevation, original crittall window to the front elevation, radiator with ornamental cover, amtico floor covering, under the stairs storage cupboard, stairs leading up to the first floor landing.

### Lounge

14'5" x 11'9" (4.39m x 3.58m)

With feature stone fireplace with open fire, secondary glazed original crittall windows and french doors providing delightful views over the garden, three radiators open plan to:

### Sitting Room

12'9" x 10'7" (3.89m x 3.23m)

With original crittall window to the rear elevation providing delightful views over the garden, radiator, open plan to:

### Dining Area

10'6" x 9'5" (3.20m x 2.87m)

With secondary glazed original crittall windows to the front and side elevations, alcove with glass shelving, radiator with ornamental cover.

### Family Room

18'2" x 11'9" (5.54m x 3.58m)

With original crittall windows to the front and side elevations, french doors to the side elevation, radiator, storage cupboard, original parquet flooring.

### Modern Fitted Dining Kitchen

16'6" x 14'4" (5.03m x 4.37m)

Having a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, double glazed windows to the side and rear elevations, plumbing for dishwasher and washing machine, tiling to the floor door leading to:

### Rear Porch

With double glazed entrance door leading to the rear garden.

### W.C

With low level w.c, wall mounted wash hand basin.

### First Floor Landing

With original crittall window to the front and to the side, access to the loft space, radiator with ornamental cover.

### Bedroom One

13'9" x 11'4" (4.19m x 3.45m)

With original crittall windows to the front and side elevations making this a bright and airy room, fitted wardrobe, two radiators.

### Bedroom Two

13'9" x 9'2" (4.19m x 2.79m)

With original crittall window to the front elevations, radiator.





### Bedroom Three

14'5" x 7'4" (4.39m x 2.24m)

With original crittall windows to the front and side elevations, radiator.

### Bedroom Four

10'7" x 7'2" (3.23m x 2.18m)

With original crittall window to the rear elevation, radiator.

### Main Shower Room

10'5" x 5'6" (3.18m x 1.68m)

Comprising a three piece suite of: low level w.c, wash hand basin set into vanity unit. walk-in shower with mains fed shower over, wall mounted radiator, airing cupboard housing tank, laminate flooring with under the floor heating, spotlighting to the ceiling.

### Shower Room

comprising a three piece suite of low level w.c, wash hand basin set into vanity unit, shower enclosure with mains fed shower over, laminate flooring with under the floor heating.

### Outside

The main attraction to this property apart from its individuality is the size of the plot it sits well away from the road, to the front there is a lawned garden with shrub borders, good sized driveway with ample off the road car standing fo several cars this leads to the double garage and at the rear there is a beautiful surprise of a huge landscaped garden laid mainly to lawn with mature shrubs and trees with a paved patio. Seeing is believing with this stunning plot.

### 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.

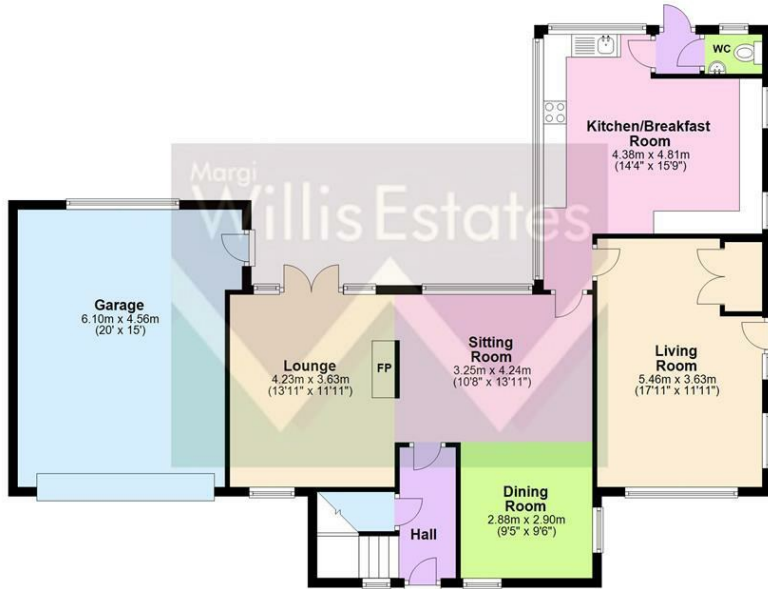








**Ground Floor**  
Approx. 115.7 sq. metres (1245.2 sq. feet)



**First Floor**  
Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 186.0 sq. metres (2001.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>75</b>

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

