



7 Wilmot Drive, Smalley, Ilkeston, DE7 6EL

£450,000



A beautifully presented and generously proportioned modern family home offering extended four double bedrooms accommodation situated in the sought after location within the popular village of Smalley. There is a garage, driveway, mature gardens and far reaching views. Viewing is highly recommended.



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The extended accommodation comprises entrance porch, reception hallway with modern oak staircase, sitting room, guest WC, generous living dining kitchen, well equipped with oak units and Neff integrated appliances. There is a dining room, which opens into a family lounge area, having patio doors opening onto the garden.

To the first floor there are four good sized double bedrooms (principle suite with ensuite shower room and in-built Sliderobe wardrobes) spacious landing and luxury family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating, fired by a recently updated combi boiler and security alarm system.

To the front of the property is a double driveway providing off road parking and leading to a garage. There is access to the enclosed rear garden, which is laid to lawn with mature trees, shrubs, flowering plants and a cascading water feature.

Smalley is a sought after village with parish church, primary school and nursery, popular village pub and easy access to Derby and Nottingham via major road links ie A610, A38 and M1. There is an excellent secondary school and shopping in nearby Heanor with many countryside walks in beautiful Shipley Park.

ACCOMMODATION

A UPVC glazed entrance door opens into :

ENTRANCE PORCH

There is ceramic tiled flooring, light and an oak entrance door with glazed inserts allows access.

RECEPTION HALLWAY

Having solid oak flooring, telephone point, oak skirting boards and a bespoke solid oak staircase climbs to the first floor. Glazed French doors provide access to :

SITTING ROOM

13'6 x 12'5 (4.11m x 3.78m)

A naturally light room with a large UPVC picture window to the front, coving, wood effect flooring, TV aerial point, satellite point, wall lighting, oak skirting boards and a marble fire surround with matching insert and hearth houses a living flame gas fire.

LIVING DINING KITCHEN

20'7 x 13'11 overall measurements (6.27m x 4.24m overall measurements)

A spacious room being well equipped with a range of pippy oak base cupboards, drawers, eye level units and glazed display cabinets with granite effect rolled top work surface over incorporating a stainless steel sink drainer with mixer tap and splash back tiling. Integrated appliances include a Neff electric double oven and grill, five ring induction hob, extractor hood, dishwasher, combination

oven, space for an American fridge freezer, tumble dryer and plumbing for an automatic washing machine. There is ceramic tiled flooring, kick plate heater, inset spot lighting, radiator, under plinth mood lighting, TV aerial point and a UPVC double glazed window to the rear overlooks the garden. A solid oak entrance door with leaded glazed insert opens into the side lobby.

SIDE LOBBY

A lean-to constructed of UPVC double glazed windows and doors, provides access to the rear and excellent storage.

LOUNGE DINER

19'10 x 10'11 overall max measurements (6.05m x 3.33m overall max measurements)

DINING AREA

12' x 10'11 (3.66m x 3.33m)

There is solid oak flooring, wall lights, radiator and a UPVC double glazed window to the rear overlooks the garden and views beyond. Open into :

LOUNGE AREA

12'7 x 8' (3.84m x 2.44m)

Having a marble fire surround with matching insert and hearth housing a pebble effect electric fire, solid oak flooring, wall lights, TV aerial point and patio doors open onto the garden.

ON THE FIRST FLOOR

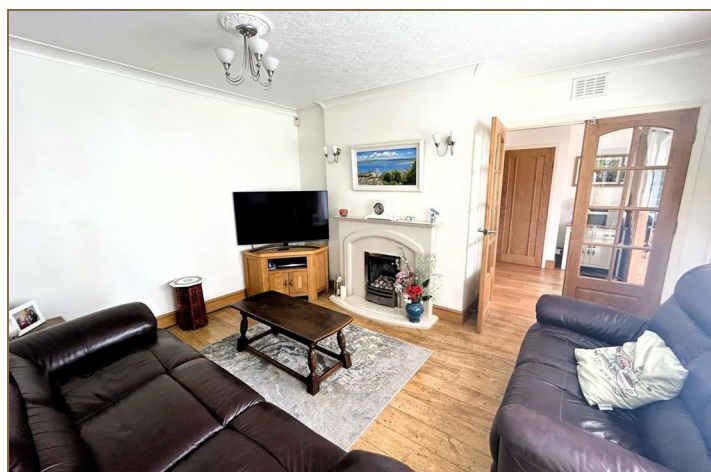
LANDING

There is a UPVC double glazed window to the side elevation, a radiator, oak skirting boards and doors, an in-built airing cupboard with double doors providing ample linen storage and housing the Ideal combi boiler (serving the domestic hot water and central heating system). There is access to the part boarded roof void.

PRINCIPAL BEDROOM ONE

20'11 x 11'1 + wardrobe recess (6.38m x 3.38m + wardrobe recess)

A generous room with built-in Sliderobe wardrobe providing excellent hanging and storage facility, radiator, TV aerial point,



telephone point and a UPVC double glazed picture window to the rear enjoying far reaching countryside views.

ENSUITE SHOWER ROOM

Appointed with a double shower enclosure with thermostatic shower and full tiling, pedestal wash hand basin and low flush WC. marble floor tiling, electric radiator, shaver point, extractor fan, illuminated mirror and UPVC double glazed window to the side elevation.

BEDROOM TWO

18'10 x 11'9 (5.74m x 3.58m)

A spacious room with twin UPVC double glazed windows to the front elevation, radiator, coving and TV aerial point.

BEDROOM THREE

13'2 x 11'1 (4.01m x 3.38m)

Having a UPVC double glazed window to the rear elevation enjoying views over the cricket ground and countryside beyond, radiator, TV aerial point, shelving and wood effect flooring.

BEDROOM FOUR

16'3 x 10'3 (4.95m x 3.12m)

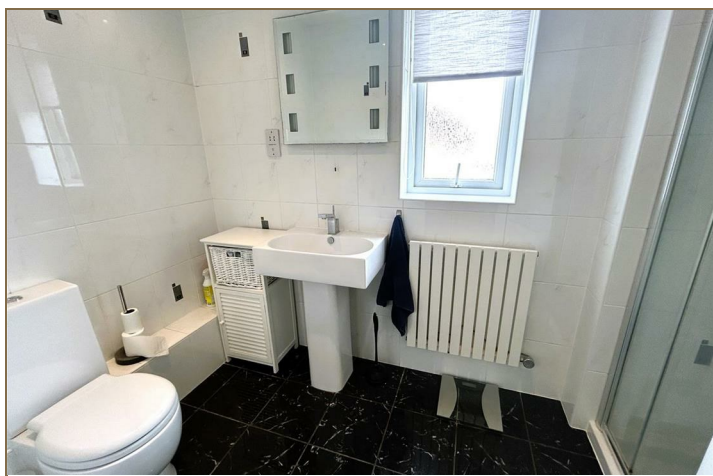
A UPVC double glazed window to the rear elevation enjoys views, radiator and shelving.

FAMILY BATHROOM

Recently updated with stylish suite comprising panelled bath with a thermostatic shower over, vanity wash hand basin with wood grain storage beneath and low flush WC. There is complementary full tiling, radiator, ceramic tiled flooring, wall mounted cabinet, inset spot lights into recessed shelving, mood wall lighting, extractor fan and a UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property is a fore garden with double driveway providing off road parking and leading to the garage. There is outside lighting and a water feature, a path to the side leads through a secure wooden gate and lean-to, to the rear garden.



GARAGE

16'4 x 7'11 (4.98m x 2.41m)

Having an up and over door, light and power.

GARDEN

The mature garden is mainly laid to lawn with established trees, shrubs and flower beds to the borders, a cascading water feature flows through a rockery garden, wooden garden shed and sunny seating area, perfect for alfresco dining.



Road Map



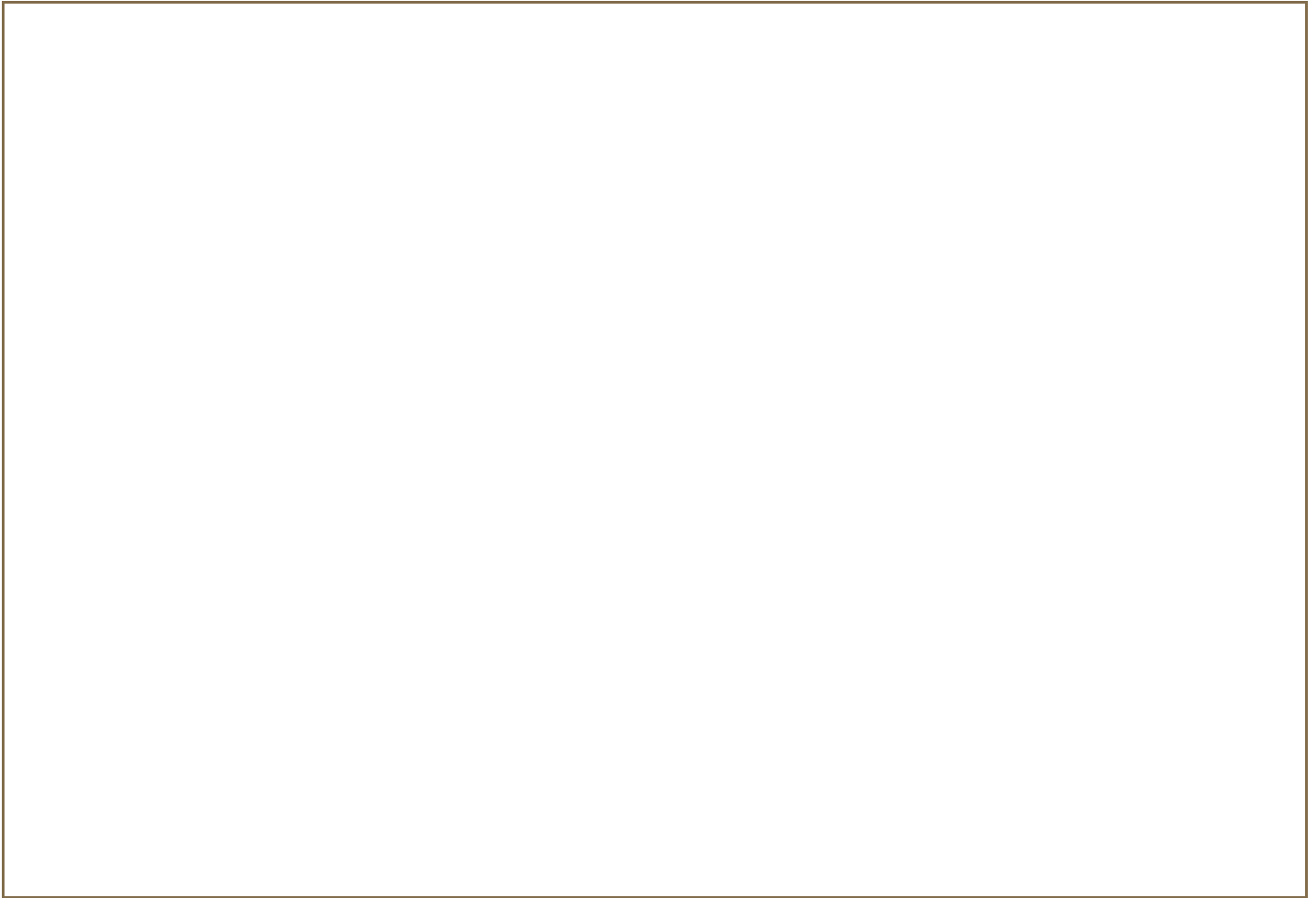
Hybrid Map



Terrain Map



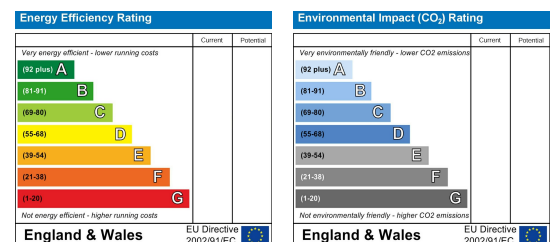
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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