



Carrara, 100 Ilkeston Road, Heanor, DE75 7DT

£475,000



An impressive traditional family home occupying a corner plot. Offering generous four double bedroom accommodation having been beautifully modernised to create contemporary open plan living. There is a garage off road parking and hard standing for several vehicles with a low maintenance south facing garden. Viewing is strongly recommended.



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A traditional family home offering superb open plan living with a welcoming entrance hallway, sitting room, dining room, home office and a spacious living dining kitchen comprehensively appointed with quality units, integrated appliances and separate utility room. A rear lobby has a guest WC. To the first floor there is a gallery landing with family bathroom, four spacious double bedrooms (principal suite with fitted wardrobes, dressing room and luxury ensuite shower room).

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

The property occupies a generous corner plot. Double gates provide access to a large driveway leading to a garage and ample car parking for several vehicles. The low maintenance rear garden is fully enclosed and enjoys a southerly aspect.

Situated within the popular Market town of Heanor, having excellent shopping, primary and secondary schools, leisure facilities and easy access to Derby and Nottingham via major road links ie A610, A38 and M1. There is the Shipley Country Park close by with many countryside walks through the Erewash Valley.

ACCOMMODATION

A quality bespoke arched entrance door with a glazed leaded light insert allows access.

RECEPTION HALLWAY

There is oak effect Modulo LVT flooring, radiator, stairs climb to the first floor and solid oak doors open into :

SITTING ROOM

13' x 11'5 (3.96m x 3.48m)

A light room with a UPVC double glazed box bay window to the side and character UPVC window to the front, radiator, TV aerial point and matching oak effect Moduleo flooring.

IMPRESSIVE LIVING DINING KITCHEN

29'8 x 15'9 max measurements (9.04m x 4.80m max measurements)

LOUNGE AREA

13'5 x 11'11 into bay (4.09m x 3.63m into bay)

There are dual aspect UPVC double glazed box bay window to the front and side, wall lighting, matching oak effect Moduleo flooring and recessed fire place with Carrara marble hearth and Senai stone surround houses a multi-fuel stove with oak mantle shelf.

KITCHEN

18'2 x 15'9 (5.54m x 4.80m)

Comprehensively appointed with a range of quality shaker style base cupboards, drawers eye level and glazed display cabinets in Forest Green with quartz work surface over with a large central island having an inset sink. Integrated appliances include twin Neff

hide and slide electric ovens, Bosch induction hob with inset extractor hood over, fridge, freezer and dishwasher. There is a in-built recycling drawer, oak effect LVT flooring, inset spot lighting, two radiators, TV aerial point and bi-fold doors open onto the garden.

UTILITY ROOM

11'6 x 6'8 (3.51m x 2.03m)

Fitted with matching base cupboards and larder units with marble effect work surface over, plumbing for a washing machine, vent for a tumble dryer, housing and plumbing for an American style fridge freezer. There is radiator, wood effect flooring and a contrasting cupboard houses the Logic combi boiler (serving the domestic hot water and central heating system).

HOME OFFICE

6'9 x 7' (2.06m x 2.13m)

Having a radiator, UPVC double glazed window to the side and a Velux skylight window.

REAR LOBBY

A UPVC double glazed entrance door opens to the rear and an in-built oak cupboard houses the gas meter and provides shoe storage.

GUEST WC

Having a close coupled WC with wash hand basin, splash back tiling, wood effect flooring, inset spot lighting, extractor fan, shelving and radiator.

DINING ROOM

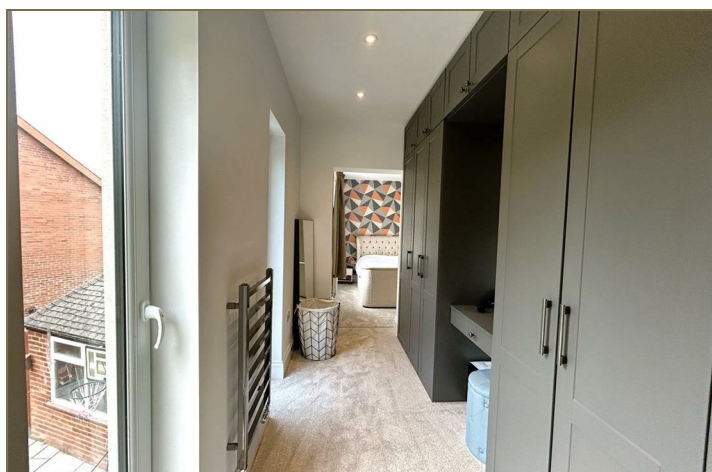
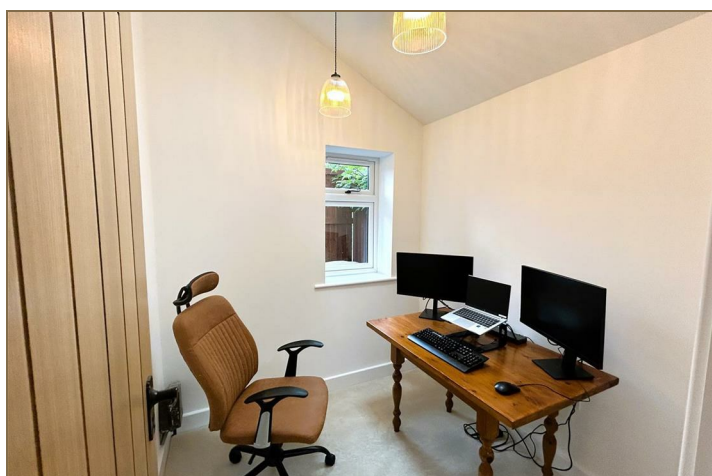
13'6 x 13'4 (4.11m x 4.06m)

Having a UPVC double glazed box bay window to the side, radiator and a useful understairs cupboard provides excellent storage.

ON THE FIRST FLOOR

GALLERY LANDING

There is a radiator and access to the well insulated roof void. Solid oak doors open into the bedrooms all fitted with new carpets.



BEDROOM ONE

11' x 10'5 + wardrobe recess (3.35m x 3.18m + wardrobe recess)

A range of built-in wardrobes provide hanging and shelving, inset spot lighting, TV aerial point radiator and UPVC double glazed window to the rear enjoys views.

DRESSING ROOM

11'5 x 6'5 (3.48m x 1.96m)

There is a matching range of wardrobes, dressing table, radiator and twin slimline full height windows to the rear elevation.

LUXURY ENSUITE

6'9 x 5'10 (2.06m x 1.78m)

Beautifully appointed with a double shower enclosure with electric rainfall shower, vanity wash hand basin with back ash unit and low flush WC. There is full complementary graphite ceramic tiling to the wall and floor, inset spot lighting, extractor fan, heated towel radiator and an illuminated mirror.

BEDROOM TWO

11'10 x 11'4 (3.61m x 3.45m)

Having dual aspect UPVC double glazed windows to the front and side elevations, radiator and TV aerial point.

BEDROOM THREE

11' 10 x 11'5 (3.35m 3.05m x 3.48m)

There is a built-in wardrobe providing storage and a wooden wall mounted desk with cube shelving, radiator, TV aerial point and a UPVC double glazed window to the front elevation.

BEDROOM FOUR

12'7 x 8'4 (3.84m x 2.54m)

There is a UPVC double glazed window to the side elevation and radiator.

FAMILY BATHROOM

7'10 x 6'3 (2.39m x 1.91m)

Appointed with a four piece suite comprising a double shower enclosure with thermostatic shower, freestanding rolled top bath with central mixer shower taps, pedestal wash hand basin and a low flush WC. There is ceramic full tiling, matching floor tiling,



extractor fan, inset spot lighting, heated towel radiator and UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property is a dwarf wall with railings and gateway having Carrara marble steps and path leading to the front door. There is low maintenance faux grass, outside lighting and a path leads to the side. An extensive Presscrete driveway extends to the side providing generous hard standing and car parking with vehicle access to the side through double wrought iron gates, which lead to the garage.

GARAGE

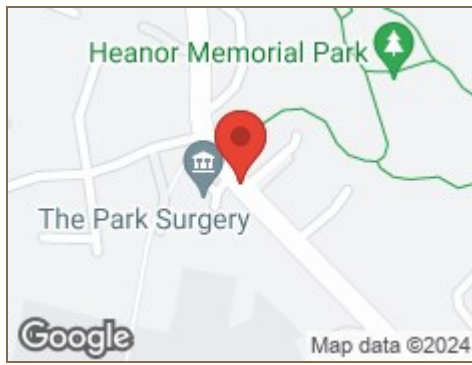
Having up and over door, light, power, two UPVC double glazed windows and a personal door onto the garden.

GARDEN

The south facing rear garden is laid with faux grass for ease of maintenance, with boundary fencing, outside light, power, tap and a sunny patio area, perfect for alfresco dining and entertaining.



Road Map



Hybrid Map



Terrain Map



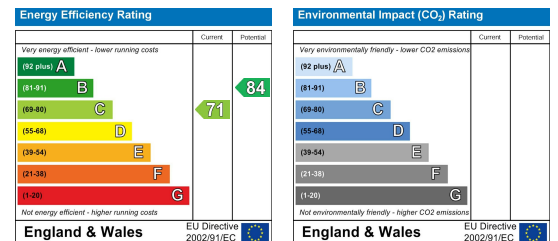
Floor Plan



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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