



## 7 Brackley Gate, Morley, Ilkeston, Derbyshire, DE7 6DJ

**Offers In The Region Of**  5  2  2  C

An impressive contemporary family home having been beautifully modernised and extended to an extremely high specification, deceptively spacious, yet a versatile five bedroom accommodation with quality open plan living. Situated in the sought after location of Brackley Gate with ample off road parking, garage, wood office studio and beautifully landscaped south facing gardens. Offered with no chain, viewing is strongly recommended.





# 7 Brackley Gate, Morley, Ilkeston, Derbyshire, DE7 6DJ

## Offers In The Region Of £599,950



The beautifully presented accommodation offers versatile living with an impressive open plan dining kitchen with bi-fold doors opening onto the south facing garden, lounge area and a separate utility room. Off the reception hallway is a ground floor bathroom and two double bedrooms offering flexible living. To the first floor the gallery landing has space for a home office, three further bedrooms and a luxury shower room.

Benefitting from UPVC double glazed windows and contemporary external doors, new gas central heating system with under floor heating, new electrical rewiring and fully upgraded insulation. The property has been beautifully redecorated throughout with contemporary flooring and internal doors.

To the front of the property, there is generous car parking with a driveway to the side providing access to the garage and beautiful rear gardens. Enjoying a southerly aspect and a high degree of privacy, being laid to lawn with a sunny paved patio. A timber pergola creates a useful outside room, well stocked mature gardens, vegetable plot and a timber insulated office building, perfect for home working.

Morley is a sought after location, situated just 10 minutes from Derby city centre. Being surrounded by countryside, with excellent golf courses close by and having easy access to Derby and Nottingham via

major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

### ACCOMMODATION

A contemporary entrance door with full height glazed windows to the sides allows access.

### RECEPTION HALLWAY

The welcoming hallway is tiled with natural porcelain floor with under floor heating, inset spot lighting, stylish vertical radiator and stairs climb off to the first floor. Glazed Crittal style doors open into living dining kitchen.

### BEDROOM FOUR / SNUG

11' x 10'6 (3.35m x 3.20m )

A UPVC double glazed window overlooks the front of the property, enjoying views, radiator and a decorative panelled wall, contemporary door with brushed brass fittings. Currently being used as a bedroom.

### BEDROOM THREE

10'8 x 10'3 (3.25m x 3.12m )

Currently being used has a ground floor bedroom, having a UPVC double glazed window to the front, enjoying views, built in wardrobes and a radiator.

### INNER LOBBY

There are in-built cupboards providing storage, underfloor heating, tall radiator and glazed Crittal style doors open into living dining kitchen.

## FAMILY BATHROOM

Newly appointed with a stylish four piece suite comprising panelled bath with thermostatic rainfall shower, vanity wash hand basin and low flush WC, complementary full tiling, matching porcelain floor tiling with under floor heating, UPVC double glazed window, extractor fan and inset spot lighting.

## LIVING DINING KITCHEN

15' x 26' (4.57m x 7.92m)

A fabulous open plan living area, light and spacious with skylight windows and inset lighting to the roof, twin bi-fold doors opening onto the private, south facing garden, matching tiled flooring with under floor heating.

## FITTED BREAKFAST KITCHEN

14'8 x 10'7 (4.47m x 3.23m )

Superbly appointed with a quality range of black ash base cupboards, drawers and eye level units with Magma Rodolit compact work surface over with contrasting oak effect central island with inset black nickel sink with

brass boiling hot water tap. The island has an integrated dishwasher, there is an American style fridge freezer with plumbing, twin Bosch pyroelectric electric ovens, Bosch combination microwave, Bosch coffee machine, Karlson down draft induction hob and wine cooler. There is matching porcelain tiled flooring with under floor heating and glazed bi-fold doors open on to the garden and three skylight windows flood the room with natural light.

## DINING AREA

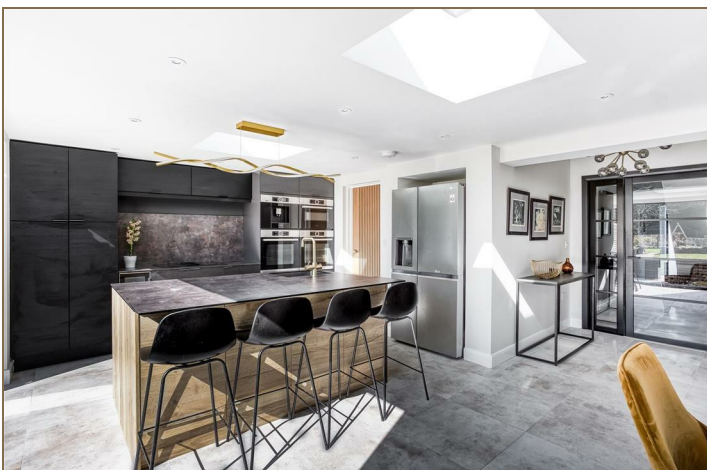
14'8 x 10'7 (4.47m x 3.23m )

A light and spacious area with skylight windows and inset lighting to the roof, twin bi-fold doors opening onto the garden, matching tiled flooring with under floor heating.

## LOUNGE AREA

11'8 x 10'7 (3.56m x 3.23m )

Having decorative panelling, matching tiled flooring, vertical radiator,





## UTILITY ROOM

10'6 x 7'5 (3.20m x 2.26m )

Fitted with matching units and tiled floor with a black inset sink, splash back, double larder cabinets, plumbing for an automatic washing machine and space for tumble dryer. A glazed door opens to the side.

## TO THE FIRST FLOOR

### LANDING

There is access to the roof void, radiator and a home office area with picture window to the front elevation enjoying far reaching countryside views.

### BEDROOM ONE

14'2 x 10'8 (4.32m x 3.25m )

A window to the side elevation enjoys views over the local countryside, radiator, a range of built-in wardrobes and skylight window floods the room with natural light, views to the rear garden and beyond.

## BEDROOM TWO

10'7" x 8'2" (3.23m x 2.5m )

Having a radiator and UPVC double glazed window to the side elevation and skylight window floods the room with natural light, views to the rear garden and beyond.

## BEDROOM FIVE

7'6" x 10'7" (2.3m x 3.23m )

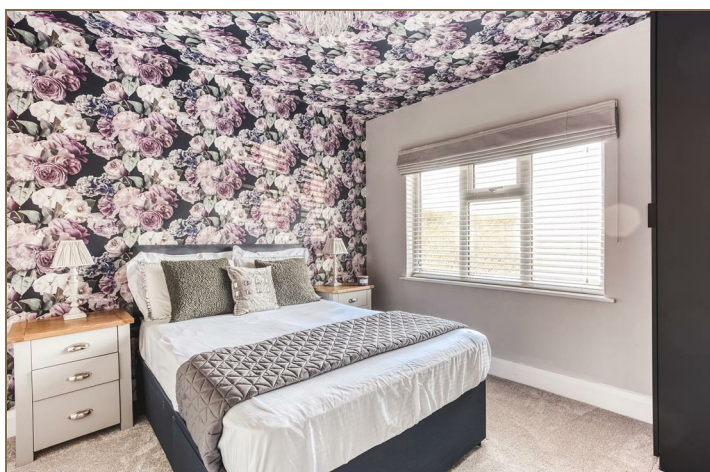
There is a radiator and double glazed window to the side elevation.

## SHOWER ROOM

Newly appointed with a double shower enclosure with thermostatic spa shower having body jets and rain fall shower, low flush WC and a vanity wash hand basin. There is complementary wall and floor tiling, underfloor heating, radiator and a UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a generous gravel driveway providing ample car parking with a wildflower garden and mature hedge and external power point. The driveway





extends to the side of the property to the garage.

### **GARAGE**

19'10" x 10" (6.05m x 3.05m)

There is light, power and an electronic door.

### **HOBBY ROOM / SHED**

9'6" x 8'8" (2.9m x 2.66m)

Having light and power.

### **GARDEN**

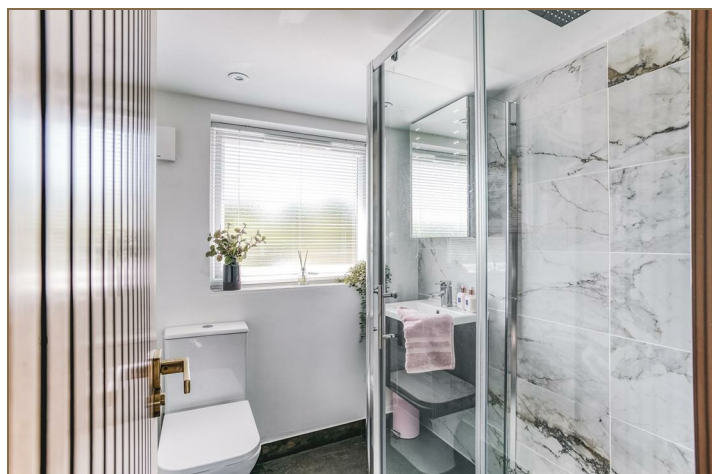
The generous south facing rear garden has a sunny granite patio with outside lighting and power point. A timber gazebo is perfect for alfresco dining and entertaining enjoying the last rays of the evening sun. Established flower beds with a path leading through the lawn to a glass enclosed garden pond and space for productive vegetable plot with raised beds, greenhouse, fruit trees and a second shed provides excellent storage.

### **OFFICE**

12'2" x 9'0" (3.73m x 2.75m)

A newly erected timber cabin building is

insulated with light, power, electronic heater and Wi-Fi connection, perfect for the home working.



Road Map



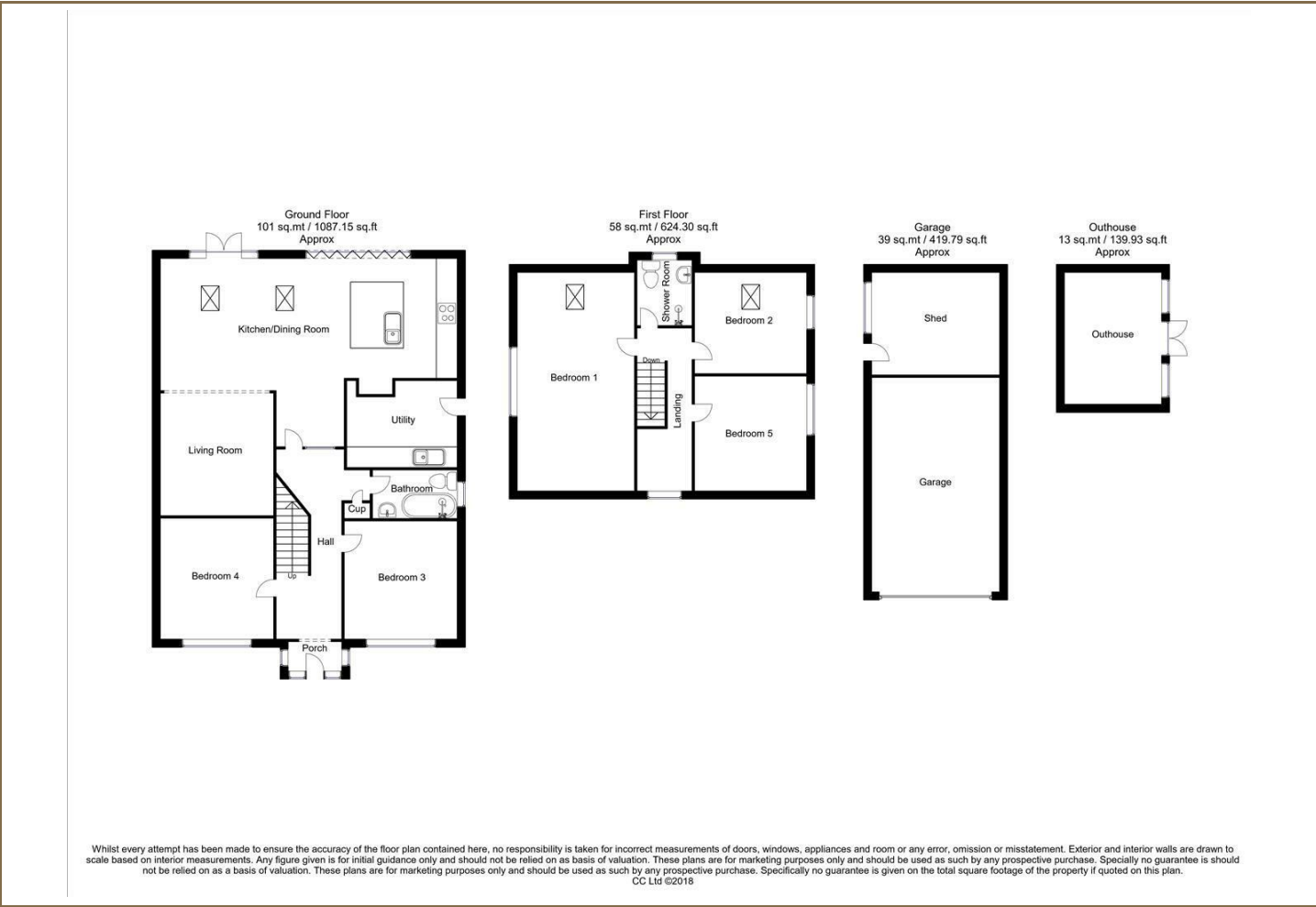
Hybrid Map



Terrain Map



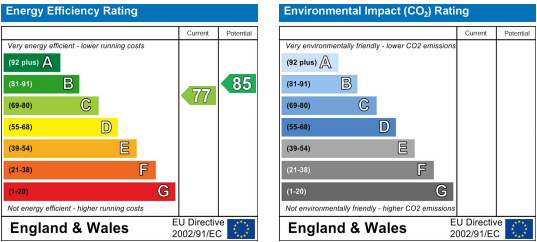
Floor Plan



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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