



Rayneham Road  
Shipleigh View, Ilkeston DE7 8RJ

**£475,000 Freehold**

A FOUR BEDROOM, FOUR RECEPTION  
ROOM DETACHED FAMILY HOME.



We are pleased to offer for sale this significantly extended four bedroom, four reception room detached family home.

The current owners have lived in this property from new and since that time have significantly improved and extended the property to offer spacious and adaptable accommodation, great for growing families. The ground floor, in particular, offers a great flow of space and plenty of rooms to utilise. There is a generous living room with double doors leading to a dining area with archway through to a good size family dining kitchen with partial vaulted ceiling, offering a great social and entertaining space. Accessed off the kitchen are two further rooms, one ideal as a playroom/gym/sitting room/snug etc. The second currently used as a study. There is also a useful utility room and a cloakroom/WC.

The first floor accommodation has also been extended with four well proportioned bedrooms, principal bedroom with luxury four piece bathroom suite, as well as a family shower room.

Situated towards the end of a no-through road in the highly regarded Shipley View estate. As the name suggests, this suburb property is on the doorstep of Shipley Country Park and Nature Reserve and the property is no more than a few minutes walk away from large open spaces and many countryside walks, including the Nutbrook Trail, a great walking/cycle route that leads all the way to the River Trent in Sawley.

An open forecourt provides parking for up to four vehicles and there is an integral single garage with electric up and over door. Further features of this property include gas fired central heating from a recently replaced boiler and pressurised hot water system, double glazed windows throughout, and solar panneling to the rear elevation roof where the incoming purchaser will benefit from cheap electricity and annual rebates from the National Grid.

The rear gardens are attractively landscaped with a patio, lawn and decked terraced area with pergola.

A great family home, offering a generous amount of space, especially to the ground floor, ideal for those looking to work from home. Viewing recommended.



## HALLWAY

Composite double glazed front entrance door, double glazed window, radiator, stairs to the first floor. Doors to living room, kitchen and cloaks/wc.

## CLOAKS/WC

Incorporating a modern contemporary two piece suite comprising wash hand basin with vanity unit and low flush WC. Radiator, double glazed window.

## LIVING ROOM

19'11" into bay x 11'9" (6.08 into bay x 3.6)

Two radiators, large walk-in double glazed bay window to the front. Double doors leading to dining area.

## DINING AREA

9'5" x 11'9" (2.88 x 3.60)

Radiator, serving arch to kitchen. Archway leading to living kitchen diner.

## LIVING KITCHEN DINER

19'7" reducing to 6'11" x 10'3" increasing to 20'4" (5.97 reducing to 2.13 x 3.14 increasing to 6.21)

The kitchen area comprises a comprehensive range of fitted solid oak wall, base and drawer units with contrasting square edge work surfacing and inset one and a half bowl composite sink unit with single drainer, separate veg prep sink. Beko gas/electric range cooker with stainless steel splashback and Samsung extractor hood over. Integrated wine cooler and SMEG microwave. Integrated SMEG dishwasher. Walk-in pantry. Breakfast bar area leading into the living area, heated towel rail, partial vaulted ceiling with feature oak beams, Velux double glazed roof windows. Double glazed window to the rear, double glazed door to the rear, double glazed French doors to the rear and door to study/snug.

## STUDY/SNUG

14'3" x 7'4" (4.36 x 2.25)

A versatile room that could be used as a sitting room/playroom/gym, etc. Hatch to roof space, radiator, double glazed French doors leading to the rear garden.

## UTILITY ROOM

8'5" x 6'2" (2.59 x 1.90)

Fitted storage units, plumbing and space for washing machine and tumble dryer, radiator. Accessed from the kitchen.

## SECOND STUDY

8'2" x 8'2" (2.50 x 2.50)

Accessed from the kitchen. Radiator, double glazed window to the side.

## FIRST FLOOR LANDING

Built-in airing cupboard with pressurised hot water system.

## BEDROOM ONE

11'11" x 12'0" plus door recess (3.64 x 3.68 plus door recess)  
Fitted wardrobes, radiator, double glazed window to the front. Door to en-suite.

## EN-SUITE

15'5" x 4'8" (4.7 x 1.44)

Offering a generous and contemporary space. Comprising a four piece suite of wash hand basin with vanity unit, low flush WC with concealed cistern, separate shower cubicle with thermostatically controlled shower, corner bath with mixer shower attachment. Partially tiled walls, tiled floor, heated towel rail, double glazed window.

## BEDROOM TWO

11'4" x 8'11" (3.47 x 2.74)

Built-in wardrobes, radiator, double glazed window to the rear.

## BEDROOM THREE

11'5" x 11'3" (3.49 x 3.44)

Useful walk-in storage space. Radiator, double glazed window to the rear.

## BEDROOM FOUR

8'6" x 6'10" (2.6 x 2.1)

Radiator, double glazed window to the rear.

## FAMILY BATHROOM

10'9" x 5'6" (3.3 x 1.7)

Incorporating a contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, large walk-in shower enclosure with thermostatically controlled shower and screen. Partially tiled walls, tiled floor, heated towel rail, Velux double glazed roof window.

## OUTSIDE

The property is set back from the road with a large forecourt providing parking for up to four vehicles, there is a walled-in PVC gate giving secure access to the rear garden.

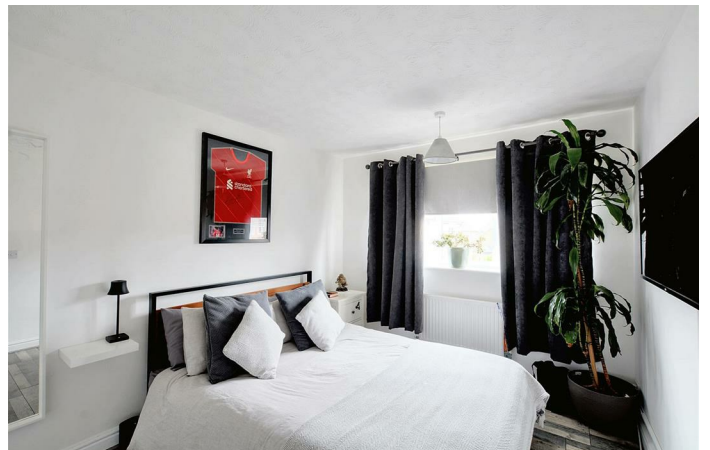
## GARAGE

16'7" x 8'4" (5.07 x 2.56)

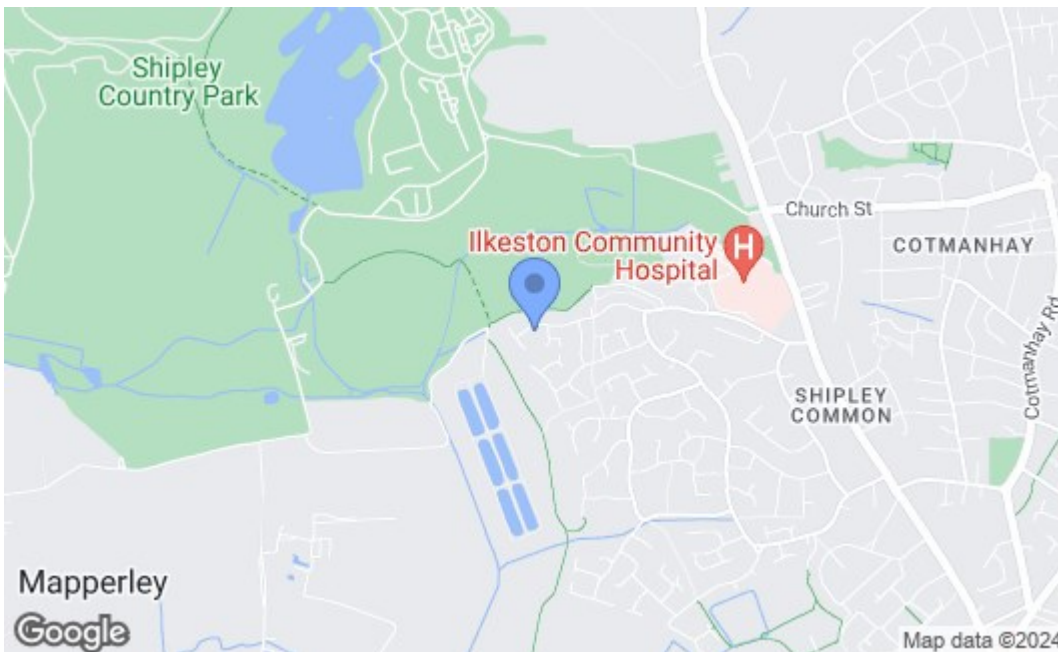
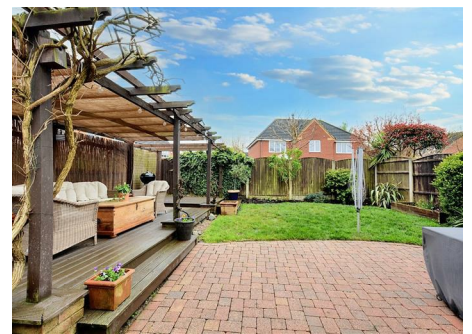
Electric remote controlled up and over door, double glazed door to the side, light and power.

## REAR GARDEN

The rear garden is enclosed and attractively landscaped with a block paved patio area, raised decked area with timber pergola and grapevine. There is a section of garden laid to lawn and shrub beds.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.