



Quarry Hill Road  
Ilkeston, Derbyshire DE7 4DA

A DECEPTIVELY SPACIOUS EXTENDED  
FOUR BEDROOM DETACHED FAMILY  
HOUSE.

**£375,000 Freehold**





ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS SUBSTANTIAL AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a spacious entrance hallway, bay fronted living room, spacious sitting/dining room, generous length kitchen and office. The ground floor office/study could also be used as an additional ground floor fifth bedroom (if required). The first floor landing then provides access to four well proportioned bedrooms, bathroom and separate shower room.

The property also benefits from gas fired central heating from a recently replaced boiler system, double glazing, off-street parking, garage and generous enclosed garden space to the rear.

The property is located in this favourable residential location within close proximity of nearby amenities in the nearby towns of Ilkeston, Stapleford and Long Eaton. There is also easy access to a variety of good schooling for all ages nearby. For those needing to commute, there is easy access to great transport links such as such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and Ilkeston train station.

We believe will make an ideal long term family home which offers the internal space, as well as a generous garden and plenty of off-street parking. We highly recommend an internal viewing.





## ENTRANCE HALL

14'1" x 7'1" (4.31 x 2.18)

A uPVC panel and double glazed front entrance door set within a decorative archway with double glazed windows above and surrounding the door, radiator, staircase rising to the first floor with decorative wood spindle balustrade, decorative coving, broadband router point, useful understairs storage closet with shelving and coat pegs. Internal doors then lead through to the living room, sitting room and kitchen.

## LIVING ROOM

13'8" into bay x 10'9" (4.18 into bay x 3.28)

Walk-in double glazed box bay window to the front, radiator, decorative coving, wall light points, media sockets, feature Adam-style fire surround with tiled hearth and inset coal effect fire.

## SPACIOUS SITTING ROOM

27'11" x 10'9" (8.51 x 3.28)

Sliding double glazed patio doors to the rear opening out into the garden, internal doors to the office/study and back through the kitchen. Radiator with display cover, decorative coving, media points and recently replaced inset fuel burning stove.

## OFFICE/STUDY/OCCASSIONAL GROUND FLOOR

### BEDROOM

13'1" x 7'11" (4.00 x 2.43)

Double glazed window to the rear, radiator, decorative coving.

### EXTENDED BREAKFAST KITCHEN

24'9" x 7'2" (7.55 x 2.19)

The kitchen comprises a contrasting range of fitted base and wall storage cupboards with roll top and square edge marble effect work surfaces with inset four ring gas hob with extractor over, in-built eye level oven and combination grill, porcelain sink and drainer with mixer tap. Behind the cupboard plumbing and space for the washing machine, under-cabinet plumbing and space for the dishwasher, boiler cupboard housing the 'Baxi' gas fired combination boiler (recently installed) for central heating and hot water purposes. Inset ceiling spotlights, radiator, space for full height fridge/freezer, two double glazed windows to the side (both with fitted roller blinds), sliding double glazed patio doors opening out to the rear garden (with fitted vertical blinds), space for table and chairs.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, coving, double glazed window to the side. Doors to all bedrooms and both bathroom and shower room.

### BEDROOM ONE

13'6" x 10'1" (4.12 x 3.09)

Double glazed window to the rear overlooking the rear garden and panoramic views beyond, radiator, coving, TV point, fitted wardrobes with matching overhead storage cupboards, loft access point to a lit and insulated loft space.

### BEDROOM TWO

13'4" x 10'9" (4.08 x 3.29)

Double glazed window to the side, radiator, coving, three double fitted wardrobes with matching overhead storage cupboards. Decorative inset to archway shelving.

### BEDROOM THREE

11'1" x 10'9" (3.38 x 3.30)

Double glazed windows to both the front and side, radiator, coving, two double fitted wardrobes with matching overhead storage cupboards and fitted shelving.

## BEDROOM FOUR

7'2" x 6'8" (2.19 x 2.04)

Double glazed window to the front, radiator, fitted double wardrobe over the stairs with overhead storage cupboard, loft access point to a lit and insulated loft space.

## FAMILY BATHROOM

Modern and recently updated white four piece suite comprising separate bathtub with decorative tile splashbacks, spacious corner shower cubicle with mains shower, glass shower screen and door, wash hand basin with mixer tap, storage cabinets beneath and decorative tile splashbacks, push flush WC. Wall mounted bathroom cabinet, chrome ladder towel radiator, double glazed window to the rear (with fitted roller blind), spotlights, extractor fan.

## SHOWER ROOM

Three piece suite comprising walk-in shower cubicle with mains shower and glass sliding door and screen, tile surround, wash hand basin with mixer tap with tile splashbacks and double storage cabinet beneath, low flush WC. Double glazed window to the side (with fitted roller blind), ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac and block paved driveway providing off-street parking comfortably for three vehicles, matching block paved pathway leading down the left hand side through a pedestrian gate into the rear garden and also providing access to the front entrance door. There is access to the garage via the up and over door.

## TO THE REAR

The rear garden is of a generous overall proportion, ideal for families, which is split into various sections with an initial paved patio seating area with decorative brick retaining wall and pathway leading down to the lower part of the garden. The middle part of the garden has decorative stone chippings and a shaped garden lawn with planted borders housing a wide variety of specimen bushes and shrubbery. Pathways either side of the lawn lead down to the rear part of the garden where there are raised and planted flowerbeds and a further decorative stone patio area leading onto a planted rockery with a timber storage shed to one side and garden summerhouse to the other (with power and lighting). Within the garden there are additional benefits of power and lighting points, as well as a garden tap. From the garden there is gated pedestrian access which leads back to the front of the property.

## GARAGE

16'7" x 8'6" (5.07 x 2.60)

Up and over door to the front, power and lighting points.

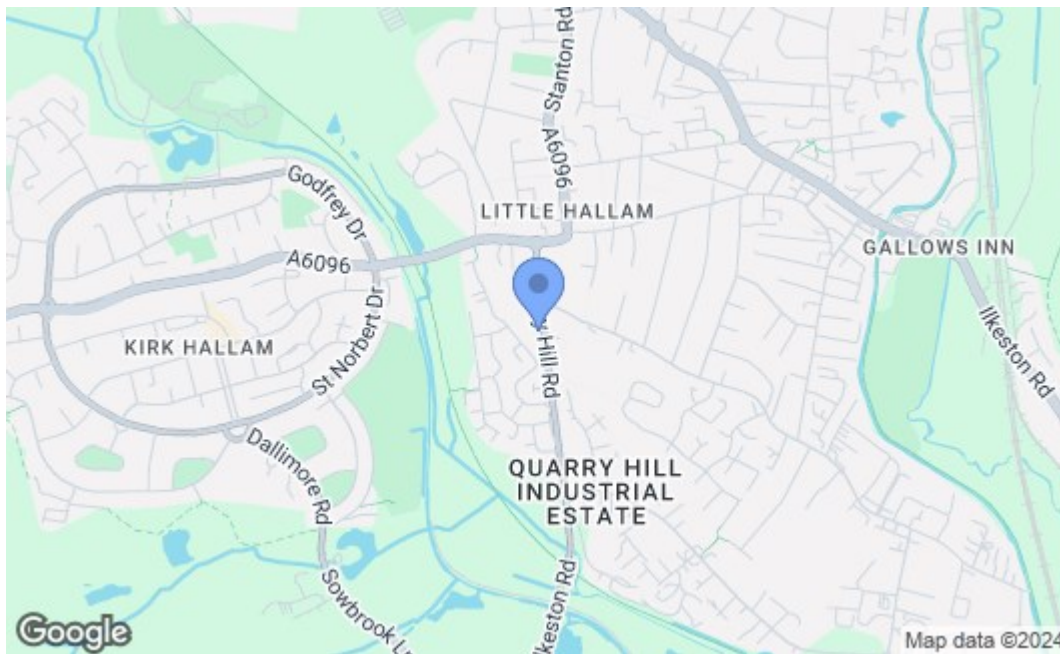
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Continue onto Ilkeston Road which in turn becomes Lows Lane before eventually following the bend in the road to the right (past Twelve Houses) onto Quarry Hill Road. Proceed past the entrance to the Elka's Rise and the property can then be found on the left hand side.





Whilst every effort has been made to ensure the accuracy of the floorplan, measurements, and other details shown are only approximate and should not be relied upon for any purpose other than guidance. This plan is for illustrative purposes only and should not be used as a basis for any financial or legal decision. The agent, Robert Ellis, and its agents, shall not be liable for any errors or omissions. Map data ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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