



**Brook House Morley Lane, Stanley
Ilkeston, DE7 6EZ**

***** SEE FLY OVER VIDEO ***** This impressive detached house set in approximately 2.36 acres, seamlessly combines family living with income potential, featuring stabling, two garages, and two separate annexes currently used as holiday rentals. Extensively renovated and extended, the property is stylishly appointed, ideal for modern family living and takes full advantage of its beautiful surroundings. There is a spacious garden and paddock, superb views and a wealth of bridleways and footpaths accessible from the doorstep. The property extends to approximately 3400 square feet, in addition to which is the second annexe at the rear, that has only recently been refurbished and extends to approximately 393 square feet. At the heart of the home is a huge living/kitchen/diner with bi-fold doors to the rear, a conservatory off and double doors to an equally impressive sitting room, with a large bay window and contemporary fireplace. On the first floor are four double bedrooms with fitted wardrobes, a fifth single bedroom also with fitted wardrobes and a stunning master suite with rural views and a large en-suite shower room. The property is fully UPVC double glazed and is heated via an air source heat pump. To the front is the attached annexe which accounts for the sixth bedroom and includes a dedicated double driveway, with private access along the right hand side.



£1,200,000

Entrance Hall

Spacious hallway with a contemporary open tread staircase, LVT flooring, access to the study, a good size cloak cupboard and a WC off.

WC

WC, wash basin, heated towel rail and a UPVC double glazed window to the front.

Study 8' 6" x 7' 10" (2.59m x 2.39m)

Ground floor study with a large UPVC double glazed arched window to the side and a central heating radiator.

Kitchen 30' 4" x 23' 8" (9.24m x 7.21m)

This expansive fully fitted open plan kitchen is designed for both functionality and style, featuring a large central island/breakfast bar that seamlessly connects to a spacious living area with bi-fold doors to a patio area and garden plus a dining area with space for a large dining suite. There is also plenty of natural light with an additional two UPVC double glazed windows to the side, access to the conservatory at the rear and a door leading to a utility and boiler room at the front. The modern and stylish units are complemented by sleek granite worksurfaces and fitted appliances, including; a five ring induction hob, electric double ovens, an integrated dishwasher, wine cooler and space for an American-style fridge/freezer.

Conservatory 15' 3" x 12' 9" (4.64m x 3.88m)

UPVC double glazed conservatory with a glass roof, solid wall on the left ideal to put furniture against and double doors to the rear.

Utility Room 9' 11" x 8' 2" (3.02m x 2.49m)

Fully fitted utility room with two UPVC double glazed windows to the front, modern units with granite worktops, a stainless steel sink drainer and access to the boiler room.

Sitting Room 29' 2" x 23' 7" (8.88m x 7.18m)

Large UPVC double glazed bay window to the rear, a double sided chimney breast with a contemporary electric fireplace, two central heating radiators and a TV point.

Bedroom 1 18' 6" x 15' 7" (5.63m x 4.75m)

Large master suite including a range of fitted bedroom furniture, UPVC double glazed French double doors with rural views and a spacious en-suite shower room.

En-suite 10' 0" x 5' 11" (3.05m x 1.80m)

Double shower enclosure, vanity unit with twin sinks, WC with concealed cistern, a UPVC double glazed window to the front and modern floor and wall tiles.

Bedroom 2 13' 10" x 10' 4" (4.21m x 3.15m)

UPVC double glazed French double doors to the rear, a central heating radiator and fitted wardrobes.

Bedroom 3 11' 11" x 10' 6" (3.63m x 3.20m)

UPVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

Bedroom 4 11' 3" x 10' 11" (3.43m x 3.32m)

UPVC double glazed window to the rear, a central heating radiator and fitted wardrobes.

Bedroom 5 14' 2" x 4' 6" (4.31m x 1.37m)

UPVC double glazed window to the front, a central heating radiator and fitted wardrobes.

Family Bathroom 8' 0" x 7' 3" (2.44m x 2.21m)

Four piece fully tiled family bathroom including a large shower enclosure, a wall hung basin unit with drawers, a panel bath and a close coupled WC. There is also a heated towel rail and a UPVC double glazed window to the side.

Established air b n b

Attached to the front of the main house with a separate driveway and access. The accommodation comprises; an open plan lounge and fitted kitchen with patio doors leading out to a small garden area. Upstairs, there is an en-suite shower room off the bedroom which has fitted wardrobes.

www.airbnb.co.uk/rooms/795497350176034681

New air b n b

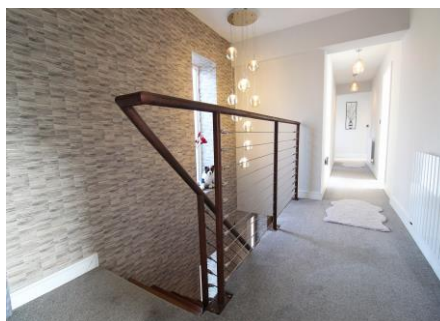
Detached annexe to the rear which is newly refurbished and includes one double bedroom, a shower room and a living area with fitted kitchen and patio doors to a covered veranda with an outside kitchen. This superb accommodation is finished to a very high standard and extending to approximately 393 square feet.

Garden

The extensive lawned garden contains mature shrubs and has a small woodland area and gazebo, along with a greenhouse and raised flower beds.

Stable and Paddocks

The stables and paddocks are reached by a separate driveway. There are four stables and a tack room with a water and electricity supply.



Disclaimer

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