

3 Bed House - Detached

Price £445,000

 Heanor Road, Smalley, Ilkeston, DE7 6DX



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Occupying an idyllic position adjacent to open countryside and offering far reaching views to the rear is this delightful double fronted 3/4 bedroom detached family home requiring a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Situated within walking distance of Heanor Gate School. Comprehensively upgraded and extended with the additional benefit of substantial car parking together with a purpose built 10.78 x 5.12m garage workshop with separate double garage to the rear, this substantial home is sure to appeal to the motoring enthusiast. In brief; entrance porch, sizeable reception hall, guest's cloakroom / Wc, sitting room (currently used as a fourth bedroom), light and spacious lounge / dining room with feature wood burner, well equipped breakfast kitchen with range cooker, walk in pantry / utility. To the first floor a landing leads to a principle bedroom with full span veranda enjoying panoramic views. The veranda offers potential to extend the property further. There are two further bedrooms and main bathroom with white suite. Outside are manicured gardens. The property is sold freehold. Council tax band E. Energy rating C.

Reception Hall 12'4" x 10'9" (3.78 x 3.30)



Having a range of built in full height cloaks cupboards, radiator, UPVC double glazed bow window to front aspect, understairs storage cupboard, ceiling LED down lighters, feature circular port hole style UPVC double glazed window overlooking farmland and staircase to first floor.



Sitting Room 14'10" x 9'11" (4.54 x 3.03)



Currently used as a ground floor bedroom and having a period style fire surround, built in full width display case, radiator, three wall light points and UPVC double glazed bow window to front aspect.



Lounge 16'0" x 11'5" (4.89 x 3.50)



Having feature recessed cast iron multi fuel burner, sited on a raised slate hearth with oak mantel shelf, television connection point, four wall light points, radiator and UPVC double glazed oriel bay window to side aspect (over looking farmland). The lounge flows through to the:-



Guests Cloak Room/WC

Having modern white two piece suite with tiled splash backs, contrasting floor and UPVC double glazed window.

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laminated working surfaces, free standing electric five ring range with adjacent hotplate and twin electric fan assisted ovens and grill, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, walk in pantry/utility (housing the space and plumbing for automatic washing machine together with space for dryer), radiator, UPVC double glazed window, UPVC double glazed door to side aspect and double glazed sliding patio doors giving views and access over the rear garden with open views beyond.

Dining Room 14'9" x 12'8" (4.50 x 3.87)



Having radiator and UPVC double glazed windows to both rear and side aspects (all enjoying delightful views).

Breakfast Kitchen 23'9" x 14'0" reducing to 9'10" (7.26 x 4.27 reducing to 3.02)



Having a range of fitted wall, base and drawer units with wood grain effect



First Floor

Galleried Landing



With turned spindle balustrade and UPVC double glazed window to front aspect.

Bedroom One 14'0" x 11'7" (4.28 x 3.54)



Having a radiator, UPVC double glazed window and double glazed sliding patio doors leading to a sizeable full width veranda (offering spectacular views). The veranda also offers potential for extension.

Verandah View



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Bedroom Two 12'0" x 12'0" (3.67 x 3.67)



Having a radiator and UPVC double glazed window (offering stunning views).

Bedroom Three 7'5" x 6'4" (2.27 x 1.95)



Having access to roof space, ceiling LED downlighters, radiator and UPVC double glazed window to front aspect.

Main Bathroom



Having modern white three piece suite with electric shower over bath, complimentary ceramic part tiled walls, radiator, ceiling LED downlighters, extractor fan and UPVC opaque double glazed window to front aspect.

Outside



The property occupies a delightful, well maintained and landscaped extensive plot, at this ever popular residential address, sited next to open farmland. To the front is a fenced boundary with lawned fore garden, having a n adjacent gravelled driveway giving car standing space for several cars. To the side of the property twin wooden access gates lead t o a further sizeable driveway enjoying parking for several cars, which in turn leads to the detached brick garage/workshop, measuring internally 10.78 x 5.12m maximum, having twin motorised roller shutter doors, separate toilet with wash basin and supplied with power and light. The garage also offers

potential to convert (subject to local authority planning consents). The rear garden has a screen of well trimmed hedging with fencing, enjoying glorious views over open farmland and beyond, laid to a sweeping shaped lawn with full width patio area, further detached double concrete sectional garage, cold water tap, double electric point and having garden and security lighting.



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Inside Of Garage



Offering immense potential to convert
(subject to planning consents)

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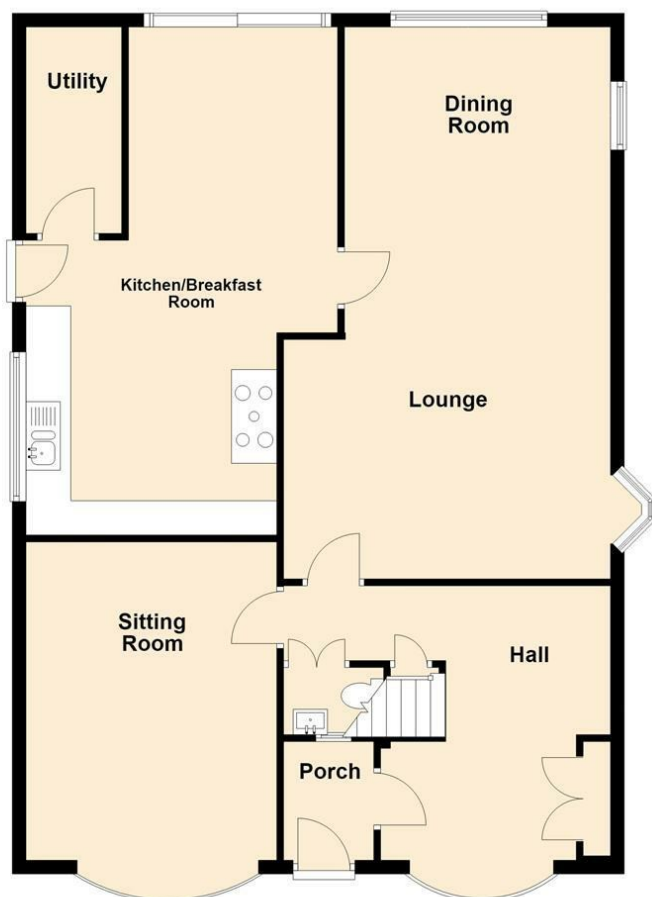
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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