

CHARLES & NEWTON & CO
ESTATE AGENTS & SOLICITORS

15 The Copse
Ilkeston DE7 8TT
£550,000

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This impressive four-bedroom detached residence occupies one of Ilkeston's most desirable roads, offering generous living accommodation and a delightful outlook over adjoining farmland.

The ground floor opens into a welcoming entrance hall and includes a convenient downstairs WC, a dual-aspect formal lounge, a separate sitting room and a spacious conservatory. The large dining kitchen is fitted to a high specification with NEFF appliances and complemented by a separate utility room, with a courtesy door providing access to the double garage.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

To the front, a neatly maintained garden features a formal lawn, established borders and trees. A large block-paved driveway provides ample off-road parking and leads to the double garage, with gated access to the side.

The generous rear garden is a real highlight, featuring a large block-paved patio, a formal lawn, a timber garden shed and a summerhouse. Beyond the garden, the property backs onto open farmland, creating a lovely sense of space and a peaceful setting.

This Magnificent home really is perfect for all the family with all the space on offer, early viewings are advised.

























Entrance Hall
Double glazed front door, stairs to the first floor accommodation, under stairs storage cupboards, solid oak flooring, doors leading off:

Lounge
18'11 x 12'8 (5.77m x 3.86m)
A stone fireplace with hearth and surround and mantelpiece, electric fire, wall lights, two radiators, TV point, carpeted flooring, coved ceiling, double glazed bay window to the front elevation, double glazed rear window overlooking conservatory.

Sitting Room
13'11 x 9'6 (4.24m x 2.90m)
Coved ceiling, French door to rear garden, double glazed door to conservatory, TV point, radiator.

Conservatory
15'01 x 13'01 (4.60m x 3.99m)
Double glazed windows, double glazed French doors, wall mounted gas fire, ceiling fan, PVC roof.

Downstairs W.C.
5'10 x 5'5 (1.78m x 1.65m)
Wash hand basin in vanity unit, low flush WC, fully tiled walls, tiled flooring, radiator, frosted double glazed front window.

Dining Kitchen
17'0 x 9'5 (5.18m x 2.87m)
Fitted with a wide range of furniture including base cupboards, drawers, matching wall units, Corian work surfaces, NEFF appliances include induction hob with extractor fan over, oven, grill and microwave. Further integrated appliances include fridge and dishwasher, plinth lights and downlights, coved ceiling, tiled flooring, radiator, sink and drainer unit, with hot tap and waste disposal unit, double glazed rear window, and double glazed door opening into the utility room.













Utility Room
8'9 x 8'11 (2.67m x 2.72m)
Laminated worktops with tiled surround, sink and drainer unit, plumbing for washing machine, space for tumble dryer and free standing freezer, wall mounted boiler, storage cupboard, double glazed window to rear, double glazed rear door opening onto the garden, courtesy door to garage.

Double Garage
17'9 x 26'0 maximum (5.41m x 7.92m maximum)
Twin remote controlled electric roller doors, light and power.(Rear of the garage wood panelled walls, double glazed rear door to garden)

First Floor Accommodation

Landing
Double glazed front window, loft hatch, airing cupboard housing hot water cylinder, doors leading off.

Master Bedroom
11'11 x 10'01 (3.63m x 3.07m)
Fitted wardrobes, coved ceiling, radiator, carpeted flooring double glazed rear window with lovely outlooks, door leading to en-suite shower room.

En-suite shower room
6'8 x 5'1 (2.03m x 1.55m)
Three piece suite comprising walk-in shower cubicle, wash hand basin in vanity unit, Low flush WC, fully tiled walls, laminate flooring, heated towel rail, double glazed front window.

Bedroom Two
12'11 x 7'10 (3.94m x 2.39m)
Fitted wardrobes and matching drawers, double glazed window to the front elevation, radiator doors, carpeted floorings.

Bedroom Three
10'09 x 9'01 (3.28m x 2.77m)
Double glazed rear window, radiator, carpeted flooring, radiator.













Bedroom Four
9'4 x 7'11 (2.84m x 2.41m)
Fitted wardrobes, radiator, carpeted flooring, double glazed rear window.

Family Bathroom
6'11 x 6'8 (2.11m x 2.03m)
Three piece suite including panelled bath with glass panel and shower over, wash hand basin in vanity unit, low flush WC, heated towel rail, fully tiled walls, tiled flooring, double glazed frosted front window.

Front Of the property
The attractive frontage has a large block paved driveway leading to the double garage, with ample parking space. There is a formal lawn and with shrubbery and trees, gated side access leads to the rear garden.

Rear Garden
The rear garden is a particular feature of the property, complementing the home perfectly. Fully enclosed by fencing, it offers a high degree of privacy and has been thoughtfully landscaped for ease of maintenance. A sweeping block-paved patio provides an ideal setting for outdoor dining, while the shaped formal lawn adds a touch of greenery. The garden also benefits from a substantial timber shed and a spacious summerhouse with light and power. Overlooking open farmland, this tranquil outdoor space is perfect for relaxing and entertaining.







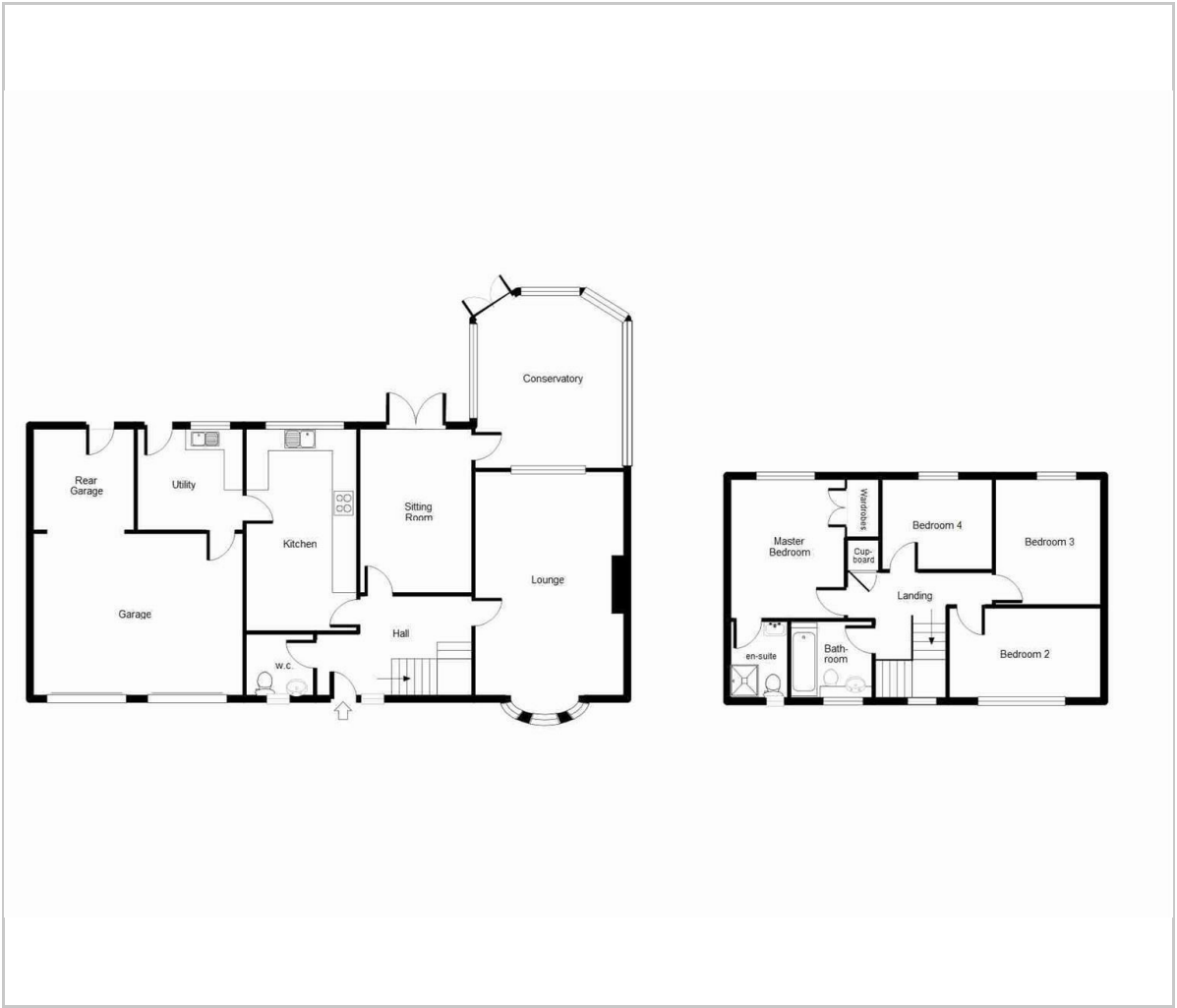




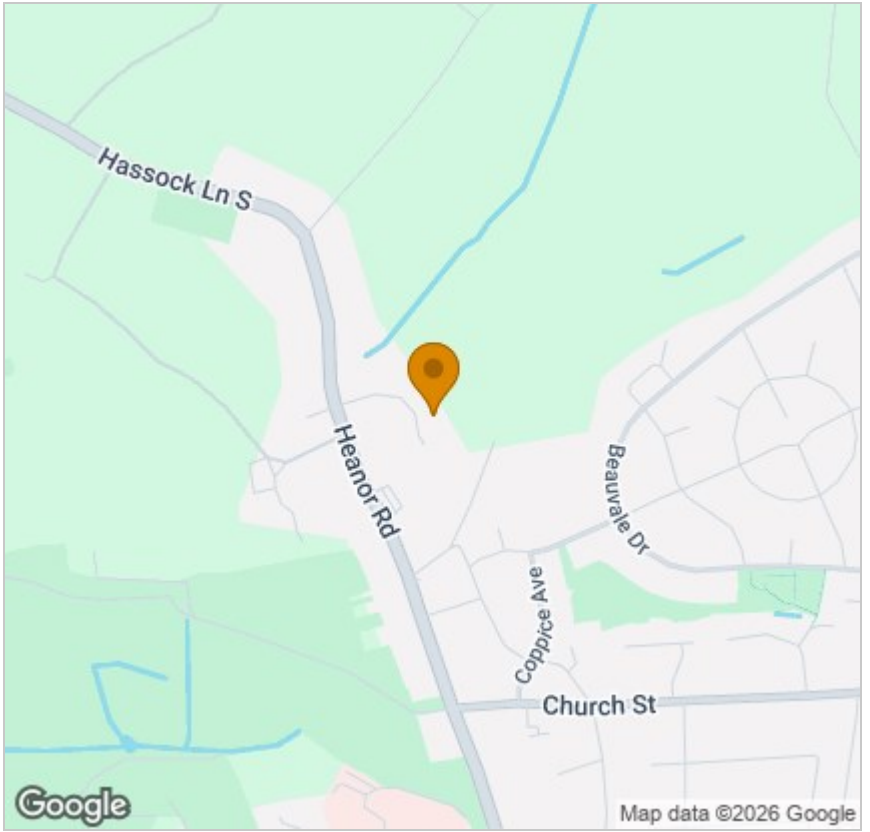




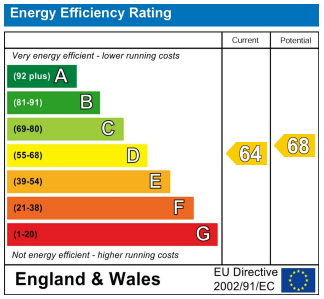
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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