



42 Mason Road
Ilkeston DE7 9JP

£345,000

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This exceptional four-bedroom detached home is situated in a highly sought-after location on the desirable Shipley View estate. The spacious accommodation briefly comprises: an inviting entrance hallway, a generous lounge with a bay window to the front elevation, a dining room overlooking the stunning garden, a modern breakfast kitchen, a utility room, and a convenient downstairs WC.

Upstairs, you will find a spacious landing leading to four well-proportioned bedrooms, with the master boasting an en-suite shower room, and a stylish family bathroom.

Outside, the property offers ample parking at the front. Secure gated access leads to the breathtaking rear garden, a true botanical oasis. Here, you'll discover a beautifully landscaped garden featuring a charming summer house, ideal for relaxing, entertaining, or enjoying the peaceful surroundings.

Situated in this highly regarded residential suburb, known locally as The Shipley View Estate, as the name suggests, being close to Shipley Country Park, a large nature reserve and recreational space with walks, leading through to Mapperley Village and a coffee shop. The area also has other local amenities including a small shopping precinct, which includes a Co-op, regular bus service and schools are close by.

This gorgeous home truly must be seen to be appreciated. We anticipate strong interest, so don't miss out book your viewing today!





Ground Floor Accommodation

Entrance Hallway

Stairs to first floor, radiator, carpet flooring & composite door to the front elevation, door to lounge.

Lounge

15'5" x 13'3" (4.70m x 4.04m)

Fireplace housing electric fire, coving to ceiling, TV point, under stairs storage cupboard with alarm pad, archway to dining room, door to kitchen, two radiators, carpet flooring & bay window to the front elevation.

Dining Room

9'2" x 7'11" (2.79m x 2.41m)

Coving to ceiling, radiator, carpet flooring & double glazed door with side panels to the Beautiful rear garden.

Breakfast Kitchen

12'1" x 9'0" (3.68m x 2.74m)

Fitted with a wide range of base cupboards drawers and matching wall units with laminate worktop over, ceramic sink & drainer with mixer tap, tiled surround, electric oven & gas hob with extractor fan over, space for fridge/freezer, plumbed for dishwasher, under cabinet & plinth lighting, radiator, tiled flooring & double glazed window to the rear elevation, door leading to utility room.

Utility Room

5'0" x 4'10" (1.52m x 1.47m)

Wall unit, work surface, tiled surround, plumbed for washing machine & dryer, wall mounted Baxi Boiler (12 years old and yearly serviced) tiled flooring, door to WC & double glazed door to side elevation.

Downstairs W.C

4'11" x 3'8" (1.50m x 1.12m)

Low flush W.C, vanity wash hand basin, tiled surround, radiator, tiled flooring & frosted double glazed window to the rear elevation.

First Floor Accommodation

First Floor Landing

Balustraded landing area with doors off, storage cupboard housing hot water tank, loft access & carpet flooring.

Bedroom One

11'6" x 10'1" (3.51m x 3.07m)

Fitted wardrobes with dressing table & bedside drawers, carpet flooring, radiator, double glazed window to the front elevation & door to en-suite.

En-Suite Shower Room

5'8" x 5'2" (1.73m x 1.57m)

Walk-in cubicle with mains feed shower, low flush WC, vanity wash hand basin, extractor fan, heated towel rail, tiled walls & floors & frosted double glazed window to the front elevation.

Bedroom Two

11'5" x 9'5" (3.48m x 2.87m)

Fitted wardrobes & drawers, radiator, laminate flooring & double glazed window to the rear elevation.

Bedroom Three

13'5" x 8'10" (4.09m x 2.69m)

Fitted wardrobes & drawers, radiator, carpet flooring & two double glazed windows to the front & side elevations.

Bedroom Four

8'6" x 7'0" (2.59m x 2.13m)

Fitted wardrobes & drawers, radiator, carpet flooring & double glazed window to the rear elevation.

Family Bathroom

6'9" x 6'1" (2.06m x 1.85m)

Panelled bath, low flush WC, vanity wash hand basin, extractor fan, heated towel rail, fully tiled walls & flooring & frosted double glazed window to the rear elevation.





Outside

Frontage

A stylish patterned concrete driveway providing plenty of off-road parking, complemented by a small, beautifully landscaped area featuring vibrant flowers and lush shrubs. The space is enclosed by a neat fence boundary, creating a welcoming and well-maintained frontage with a balance of functionality and aesthetic appeal, gated side access leads to the rear garden.

Rear Garden

A true hidden gem, the beautifully landscaped garden has been thoughtfully designed to create a tranquil, botanical retreat. Every corner has been carefully curated with an impressive collection of architectural planting, including striking tree ferns and a variety of mature exotic specimens that provide year-round interest and a wonderfully secluded atmosphere.

Winding gravel pathways and covered walkways lead you through this enchanting outdoor space, revealing two tucked-away seating areas perfect for enjoying a morning coffee or a peaceful evening glass of wine.

A formal decked area provides an ideal setting for outside dining and entertaining, a charming summer house offers a relaxing escape surrounded by lush greenery while a garden shed adds some useful outdoor storage space. The garden further benefits from outside lighting, power point and cold-water tap.

The result is a garden that feels far larger than its footprint suggests a private oasis designed for relaxation, exploration and enjoyment.

Garage

18,0" x 8'4" (5.49m,0.00m' x 2.54m")

With a side door, light and power and up and over door to the front.

Council Tax Band

Council Tax Band D







Floor Plan



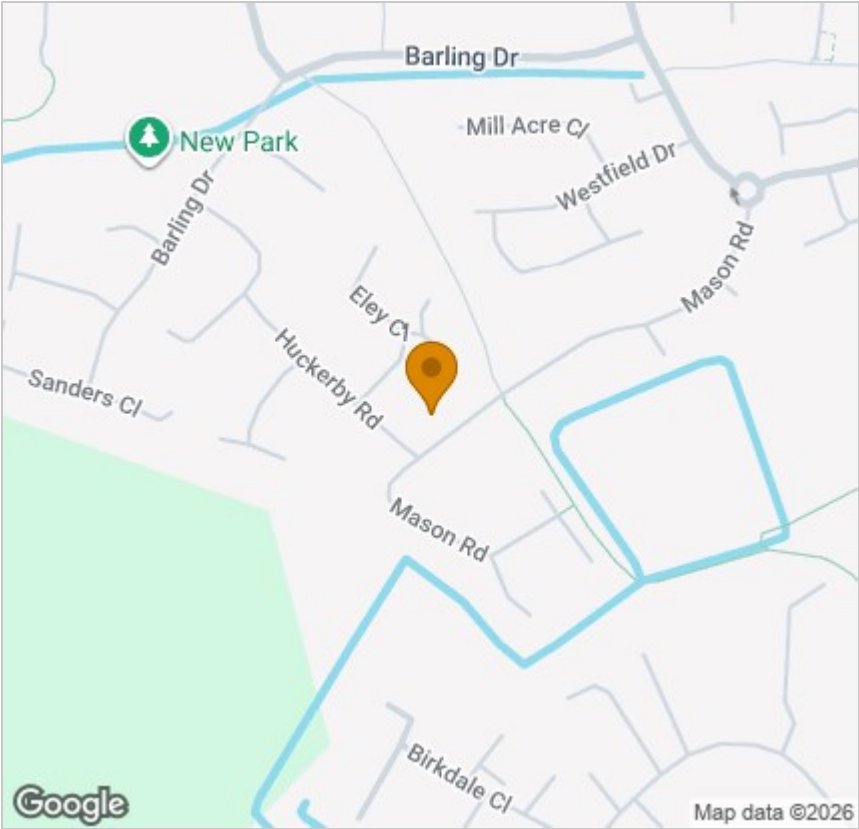
Viewing

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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Area Map



Energy Efficiency Graph

