



**Pudding Plate Close
Ilkeston, Derbyshire DE7 4SH**

£345,000 Freehold

A FOUR BEDROOM DETACHED FAMILY HOME.



We are pleased to offer for sale this modern four bedroom detached family home.

Built by Persimmon Homes in 2018 having the benefit of the remainder of the NHBC build warranty. This property comes to the market in a ready to move into condition with NO UPWARD CHAIN.

A particular feature of this property is its location within this now established development. Located close to the end of Pudding Plate Close, which is adjacent to two open nature corridors, this house is a short stroll to this attractive open space where footpaths lead to the Nutbrook Trail. This is a traffic-free path which links Shipley Country Park and Long Eaton.

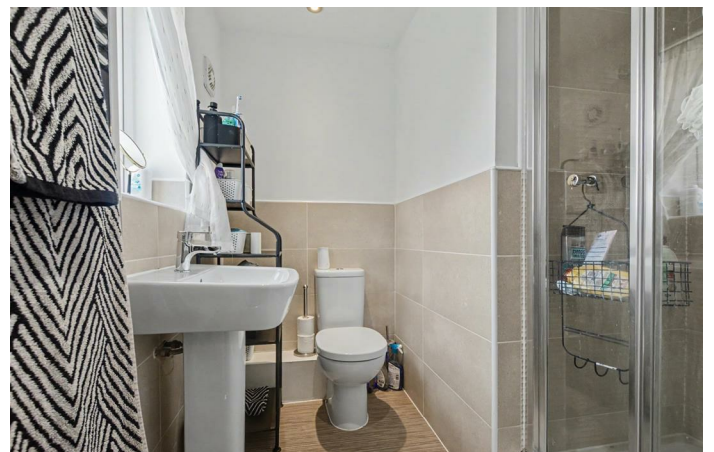
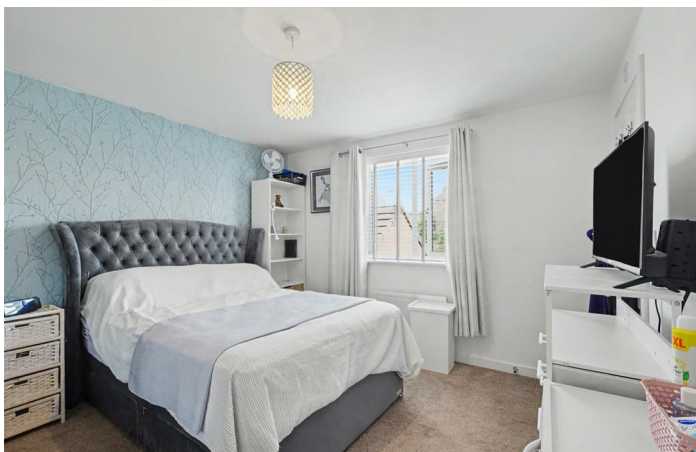
Another feature of this property is the installation of a contemporary glass box garden room attached to the rear of the house which provides for a relaxing space to enjoy the garden all year round.

This energy efficient (B rated) property has all the benefits of a modern home with gas fired central heating served from a combination boiler and double glazed windows throughout. This surprisingly spacious accommodation is accessed from a welcoming hallway with a living room, additional reception room (which could be used as a dining room, family room or study), an open plan family dining kitchen which is the hub of the household with high quality units including quartz work surfacing and integrated appliances, a useful separate utility room and, of course, a cloaks/WC.

Rising to the first floor, the landing provides access to four well proportioned bedrooms, the principal with an en-suite shower room, and a family bathroom completes the accommodation.

A driveway provides off-street parking for two vehicles in tandem and leads to a brick built single garage. The rear garden is attractively landscaped with patio, lawn and a decked area at the foot of the plot.

This ideal modern family home requires an internal viewing to fully appreciate the accommodation.



HALLWAY

A central hallway with composite double glazed front entrance door, stairs to the first floor, radiator, doors to the living room, family room and dining kitchen.

LIVING ROOM

13'0" x 10'9" (3.97 x 3.28)

Contemporary electric flame-effect fire with feature surround, radiator, double glazed window to the front.

FAMILY ROOM

10'8" x 9'7" (3.27 x 2.94)

A flexible space which could be used as a second sitting room, dining room, playroom or study. Radiator, double glazed window to the front.

FAMILY DINING KITCHEN

20'2" x 9'7" (6.15 x 2.93)

Incorporating a comprehensive range of fitted wall, base and drawer units with feature quartz work surfacing and inset single bowl sink unit with single drainer. Built-in appliances include an electric oven, gas hob and extractor hood over, integrated dishwasher and fridge/freezer. Table and chair space, double glazed window and double glazed French doors opening to the garden room, door to the utility room.

UTILITY ROOM

Range of fitted wall and base cupboards with work surfacing, plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed door leading the rear garden, door to cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

GARDEN ROOM

This contemporary "glass box" is constructed with an aluminium frame and double glazing with patio doors opening to the garden.

FIRST FLOOR LANDING

Accessed from an attractive dog-leg staircase, this spacious

landing has a double glazed window, a linen cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

10'10" x 10'11" (3.32 x 3.33)

Radiator, double glazed window to the rear, door to en-suite.

EN-SUITE

A three piece suite comprising wash hand basin, low flush WC and shower cubicle with thermostatically controlled shower. Partially tiled walls, radiator, double glazed window.

BEDROOM TWO

11'6" x 10'9" (3.51 x 3.30)

Radiator, double glazed window to the front.

BEDROOM THREE

9'9" x 9'0" (2.98 x 2.75)

Radiator, double glazed window to the front.

BEDROOM FOUR

8'3" x 7'8" (2.52 x 2.35)

Radiator, double glazed window to the front.

FAMILY BATHROOM

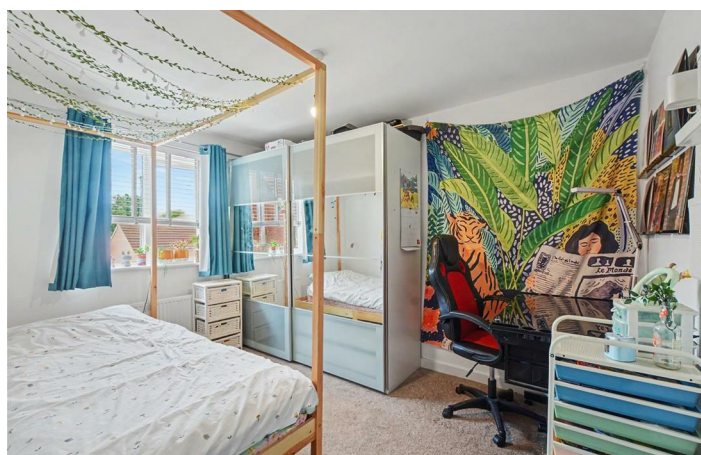
A three piece suite comprising a wash hand basin, low flush WC and bath with shower over. Partially tiled walls, heated towel rail, double glazed window.

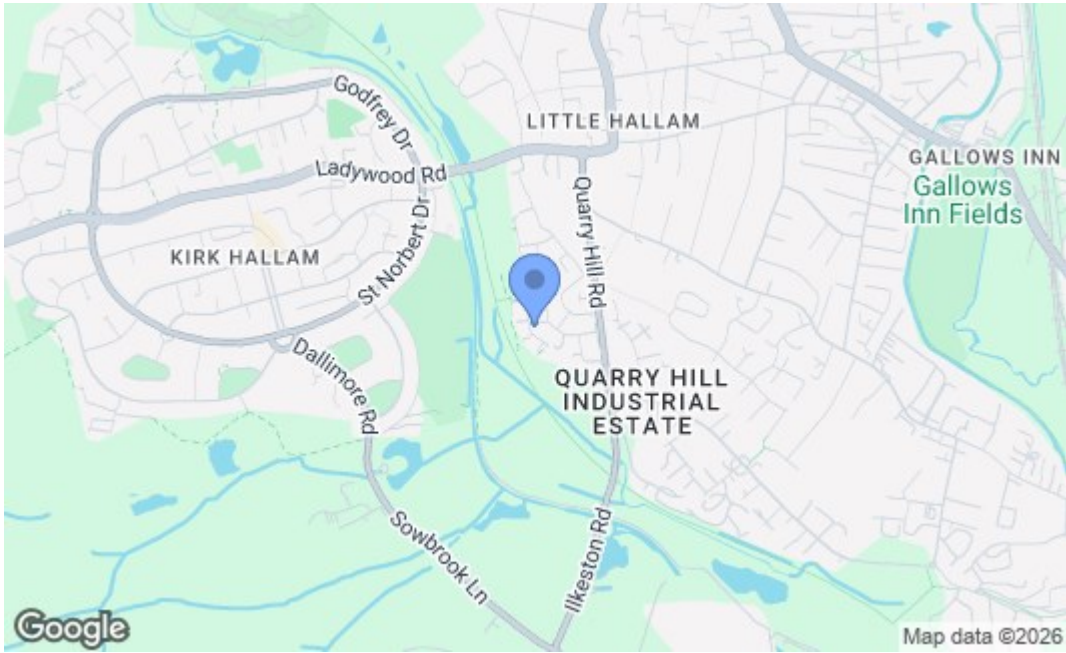
OUTSIDE

To the front, there is a small open plan garden with shrub beds. At the side of the house, there is a driveway providing off-street parking for two vehicles in tandem leading to a detached single brick built garage. Gated access at the end of the driveway leads to the rear garden. The rear garden is fenced and enclosed with a patio area beyond the rear elevation, a central lawn and at the foot of the plot is a raised terraced decked area.

AGENTS NOTE

The Vendor will also consider letting the property. For further information, please contact Robert Ellis Stapleford.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.