



## 19 Brackley Gate, Morley, Ilkeston, Derbyshire, DE7 6DJ

**£650,000**



A beautifully presented modern family home offering deceptively spacious, yet a versatile four bedroom accommodation offering quality open plan living. Situated in the sought after location of Brackley Gate with ample off road parking, south facing gardens and stunning views to the front. Viewing is strongly recommended.



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The welcoming accommodation offers well proportioned modern living. Having been extended and modernised by the current owners to create light and spacious accommodation comprising a side entrance hallway, modern living dining kitchen with bi-fold doors opening onto the garden, separate utility room, sitting room, ground floor bedroom and a luxury shower room. To the first floor is the principal bedroom with a Juliette balcony, two further double bedrooms and the family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating fired by a combi boiler and having been fully insulated.

To the front of the property is a fore garden and a generous driveway offering ample off road parking. The rear south facing garden is landscaped with well stocked borders and sunny seating areas, perfect for alfresco dining and entertaining.

Morley is a sought after location, situated just 10 minutes from Derby city centre. Being surrounded by countryside, with excellent golf courses close by and having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed composite entrance door allows access

## RECEPTION HALLWAY

An 'L' shaped space with two full height side windows, solid oak flooring, inset spot lighting, radiator and a useful understairs cupboard provides storage. An oak door opens into :

## IMPRESSIVE LIVING DINING KITCHEN

27'9 x 19'3 overall measurements (8.46m x 5.87m overall measurements)

## LOUNGE AREA

19'3 x 12'10 (5.87m x 3.91m)

The open plan room is divided by the placement of the furniture. Having a contemporary wall hung cabinet with TV aerial point, radiator, oak flooring, inset mood lighting with uplighters and fully glazed bi-fold doors open onto the garden.

## KITCHEN

19'3 x 15' approx (5.87m x 4.57m approx)

Comprehensively appointed with a range of high gloss base cupboards, drawers and eye level units with quartz work surface over extending to a breakfast bar and incorporating an inset stainless steel sink with mixer taps, matching upstand and splash back. Integrated appliances include AEG electric oven, microwave, gas hob, extractor

hood, dishwasher and fridge freezer. There is under plinth lighting, pendant lighting over the breakfast bar and inset spot mood lighting. Open to a dining area with a Velux skylight, which floods the room with natural light, UPVC double glazed window to the rear, overlooking the garden, oak flooring and a dual height feature ceiling.

### UTILITY ROOM

6'7 x 5'5 (2.01m x 1.65m )

Fitted with matching base cupboard and larder cupboard unit with granite effect work surface and a circular stainless steel sink, plumbing for a washing machine, UPVC double glazed window to the front, radiator a range of coat hanging and a half glazed entrance door opens to the side. A wall mounted Ideal C40 combi boiler, serves the domestic hot water and central heating system.

### SITTING ROOM

10'2 x 9'9 (3.10m x 2.97m )

Having a UPVC double glazed window to the

side, TV aerial point and a wall mounted electric fire is fixed.

### GROUND FLOOR BEDROOM

13'6 x 13'7 (4.11m x 4.14m )

A UPVC double glazed window to the front enjoys open views, radiator, wall lighting and oak door.

### TO THE FIRST FLOOR

#### LANDING

There is oak balustrade, a skylight and window to the side elevation .

#### BEDROOM ONE

17'10 x 19'2 (5.44m x 5.84m )

A generous room with a tall apex ceiling with two skylight windows, fitted with a range of Hammonds built-in furniture comprising hanging, shelving and drawers, twin radiators, uplighter wall lights and a Juliette balcony with glazed balustrade and UPVC French doors provide views of the garden and beyond.



## BEDROOM TWO

12'9 x 9'7 (3.89m x 2.92m )

Having decorative panelling, radiator, skylight window and access to a in-built roof storage space with light, power and radiator.

## BEDROOM THREE

12'9 x 9'7 (3.89m x 2.92m )

There is a radiator, skylight window and shelving.

## FAMILY BATHROOM

9' x 10' (2.74m x 3.05m)

Beautifully appointed with a corner bath with mixer taps, close coupled WC and vanity wash hand basin, complementary half tiling, wood grain vinyl flooring, heated towel radiator, extractor fan and an illuminated mirror.

## OUTSIDE

To the front of the property is a mature fore garden with a tarmac driveway providing generous car parking, outside lighting and a path to the side leads to the rear.

## GARDEN

Enjoying a southerly open aspect there are two sunny paved seating areas, perfect for alfresco dining and entertaining. A raised decked sun terrace and established flower beds with trees, shrubs and flowering plants, wooden garden shed, outdoor tap, lights and power point.





## Road Map



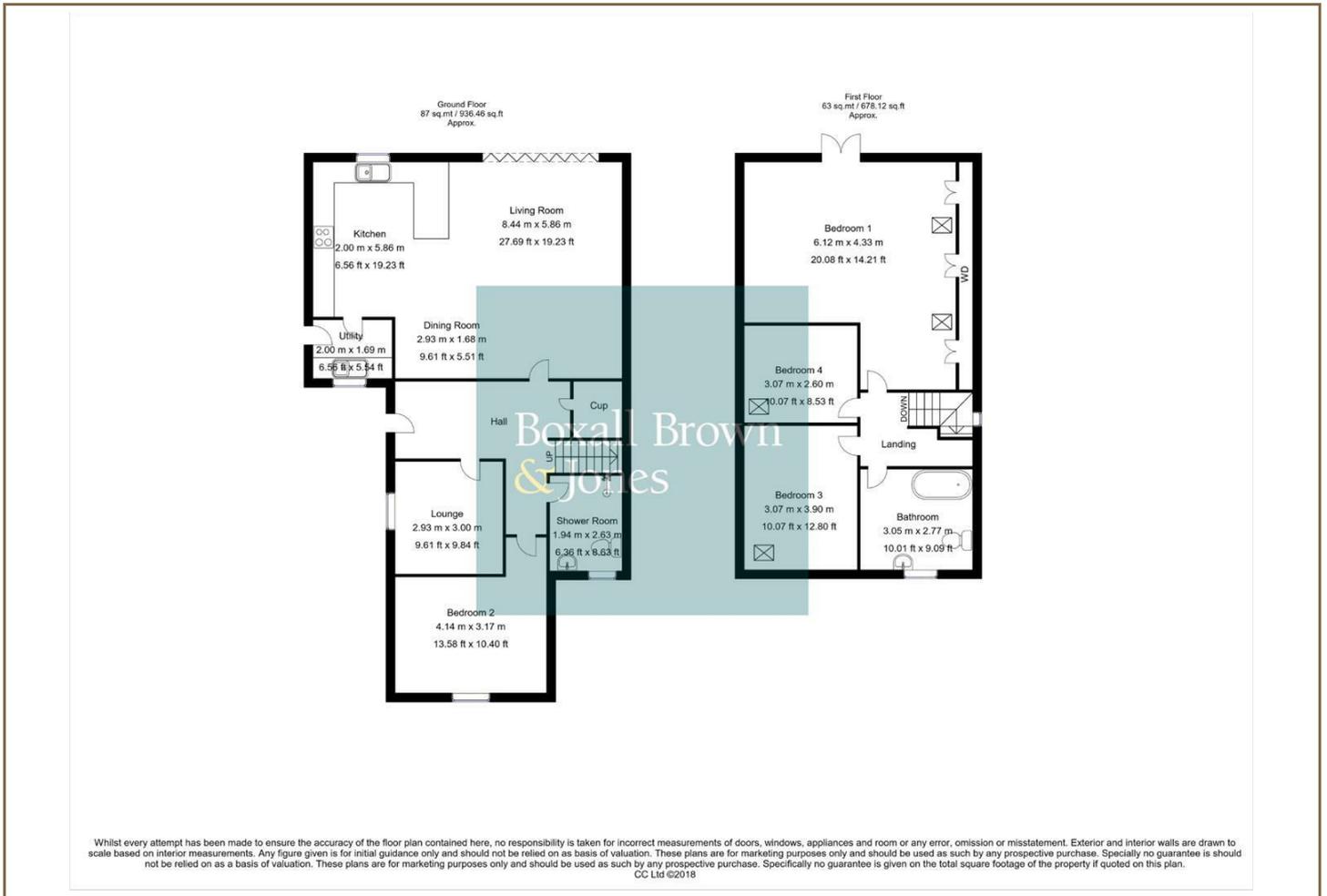
## Hybrid Map



## Terrain Map



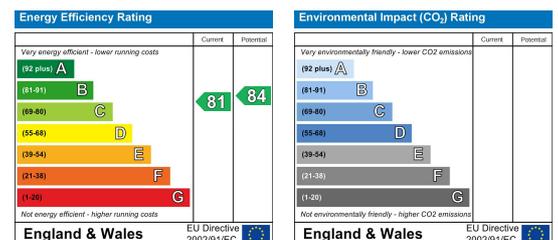
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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