



4 Manor Fields Drive
Ilkeston | Derbyshire | DE7 5FA

 FINE & COUNTRY

4 MANOR FIELDS DRIVE



An exceptional architect-designed home on a private road, offering elevated living, five double bedrooms, a stunning courtyard, and a luxury leisure suite with pool, sauna and gym, all set within landscaped grounds with direct access to nature.



Accommodation Summary

First Floor: Upon entering the home, you are immediately drawn to its architectural centrepiece: a stunning glass-lined courtyard. Flooded with natural light, this elegant space features a bespoke mosaic floor with bronze crane detailing and a tranquil water feature, creating a visually calming and striking focal point.

Arranged around the courtyard, the kitchen, dining room, and lounge form a bright, flowing, and highly sociable living environment.

The kitchen is both functional and beautifully appointed, complemented by an adjoining family room that offers excellent flexibility, ideal as a snug, home office, or additional bedroom if required. A separate utility room provides practical convenience and direct access to the side garden.

The dining area and lounge are perfectly suited to both everyday living and entertaining. Doors from the dining area open directly onto the expansive sun terrace, creating a seamless connection between indoor and outdoor spaces. Steps down from the dining area subtly define the living area, which is enhanced by a feature gas fireplace and abundant natural light.

An additional versatile room to the front, currently used as a bedroom, could easily function as a playroom, snug, or teenage retreat. Completing this floor, a study and cloakroom provide a well-balanced and highly practical layout.

Ground Floor: The ground floor hosts the impressive leisure suite, a true highlight of the home. Here, a beautifully designed indoor swimming pool is complemented by a sauna and a mirrored gym area, currently equipped with a range of fitness machines. The space is equally suited to a variety of recreational uses, offering flexibility for both relaxation and entertainment.

The pool itself has been intelligently designed for efficiency, benefiting from a solar tube heating system supported by gas, alongside an automated filtration and sanitation system, ensuring ease of maintenance and economical running.

Also on this level is the majority of the bedroom accommodation. The principal suite enjoys a walk-in dressing room and a well-appointed en-suite bathroom, while a second bedroom also benefits from en-suite facilities. Further generous double bedrooms are served by a stylish family bathroom, all thoughtfully arranged to provide both comfort and practicality for modern family living.









Seller Insight

“ We first discovered this plot at Manor Fields Drive in 1985, immediately drawn to its elevated position and the sweeping views across Shipley and Mapperley Park. What was once open golf course land is now the Pewit Coronation Meadows Nature Reserve, creating a peaceful and ever-changing natural backdrop that has made every year here feel truly special.

The design of the home has always shaped how we live. Elevated first-floor living spaces, arranged around a glass-lined courtyard, are filled with natural light and provide a perfect environment for family life or entertaining. With direct access onto the sun terrace, mornings, evenings, or weekend gatherings are all enhanced by the seamless connection between indoors and outdoors.

The leisure suite has been a much-loved retreat. With a solar-heated pool, sauna, and gym just steps from the bedrooms, it has been a space for exercise, family games, and relaxation, enjoyed throughout the year with minimal maintenance.

Outside, the professionally landscaped gardens offer privacy and serenity, with seasonal colour, integrated lighting, and multiple areas to relax or entertain. The small, friendly community of just four homes along this private road adds to the sense of seclusion.

Over the years, we've made considered improvements to enhance comfort and efficiency, ensuring the home is easy to maintain while retaining its character.

This has been a family home full of laughter, warmth, and memories for nearly four decades. Perfect for entertaining, unwinding, or enjoying the surrounding countryside, it offers a rare opportunity for anyone seeking a home that blends indoor and outdoor living in a truly remarkable setting.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside: The property is set within beautifully landscaped gardens, thoughtfully designed to provide structure, privacy, and year-round visual appeal. Mature planting and integrated lighting create a striking ambience, particularly in the evening.

A generous sun terrace extends directly from the living areas, offering an ideal space for al fresco dining, entertaining, or simply enjoying the tranquil surroundings. Steps descend to a well-maintained lawn, seamlessly extending the home into the garden.

At the front, the property is positioned on a private road serving just four residences, with a picturesque garden and pathway featuring a water feature. A driveway leads through electric gates to the rear, where an oversized double garage is located. The grounds are fully enclosed, ensuring both security and seclusion.



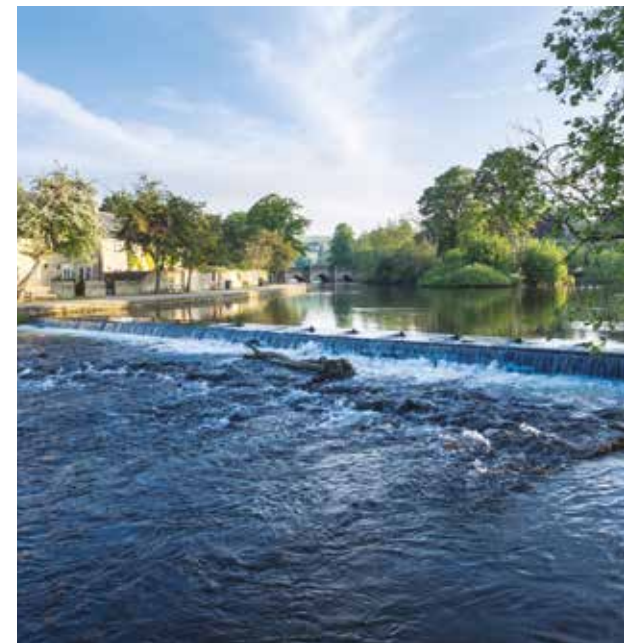




LOCATION

Manor Fields Drive offers a peaceful setting with immediate access to the 25-acre Pewit Coronation Meadows Nature Reserve and surrounding countryside. Excellent walking routes, nearby parks, and leisure facilities are all within easy reach, while the town centre and transport links to Ilkeston, Nottingham and Derby ensure everyday convenience.

A cherished home for nearly four decades, this is a rare opportunity to acquire a distinctive residence in a highly sought-after and private location.





Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Erewash

EPC Rating: C

Water: Mains Supply

Electricity: Mains Supply & Solar Panels

Heating: Mains Supply, Gas

Drainage: Mains Supply

Mobile Phone Coverage: Some 5G coverage is available in the area, we advise you contact your supplier.

Broadband Coverage: Full Fibre coverage is available in the area, we advise you contact your supplier.

Parking: Driveway provides parking for 5+ vehicles.

Special Notes:

The property is fitted with solar tubes that provide heat for the hot water system and swimming pool.

The property accessed via a shared private road, with rights for neighbouring properties and a requirement to contribute towards its maintenance.

The property is subject to restrictive covenants. An electricity easement affects part of the land, restricting building in that area.

We are advised that the property is located in an area with historic coal mining activity. Buyers are advised to carry out the usual conveyancing searches, including a coal mining search.

For further details, please contact the agent.

Viewing Arrangements

Strictly via the vendors sole agent Kelly Rhodes Fine & Country on 01332 973 888 / 07940 027 184

Website

For more information visit <https://www.fineandcountry.com/uk/derbyshire>

Opening Hours:

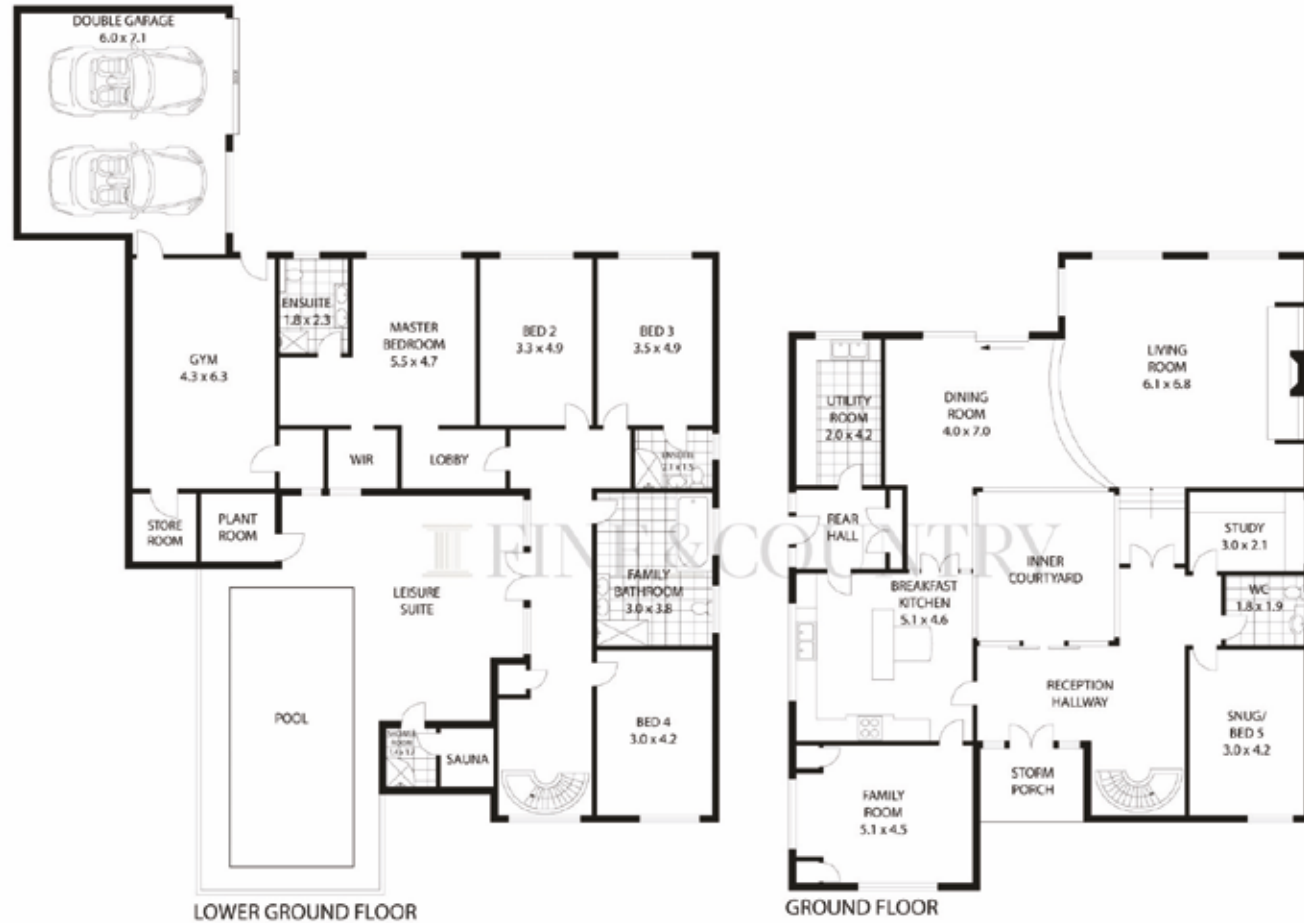
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



INTERNAL AREA = 438.2 SQ.M - 4,717 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



4 Manor Fields, Ilkeston

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KELLY RHODES

PARTNER AGENT

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

As a proud mother of two beautiful children, Evelynn and Nicholas Jr., my family and friends are incredibly important to me. When I have some time to myself, I love nothing more than curling up with a good book next to a cosy fire. My love for ancient history and self-improvement fuels my passion for reading and fuels my dedication to providing the highest level of service and commitment to my clients.

I have a genuine passion for houses and people and fully understand that buying or selling a home is one of the most significant decisions in anyone's life. That's why I take my responsibility to you seriously and promise to give you my undivided attention and unwavering commitment to achieving your desired results. With my experience, drive, and determination, I am confident I can help you find your dream home or successfully market your property and achieve the finest results.

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation

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