CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS



20 Rayneham Road

Ilkeston DE7 8RJ

£425,000

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A superb four-bedroom detached family home, ideally situated on a generous private plot in the ever-popular Shipley View estate. Cleverly positioned to enjoy an open aspect, the property offers spacious and versatile accommodation throughout.

A welcoming entrance hall with guest WC leads to a well-appointed breakfast kitchen, dining room and two inviting reception rooms, including a living room overlooking the garden.

Upstairs, four generously sized bedrooms include a principal bedroom with en-suite shower room, complemented by a modern family bathroom.

Outside, the property benefits from a generous front garden, large driveway, tandem garage and patio seating area. Gated side access leads to a fully enclosed rear garden, featuring further patio seating areas and attractive, tiered landscaping.

Situated on the highly regarded Shipley View estate. As the name suggests, this superb property is on the doorstep of Shipley Country Park and Nature Reserve and the property is a few steps away from large open spaces and many countryside walks, including the Nutbrook Trail, a great walking/cycle route that leads all the way to the River Trent, as well as the Nutbrook coffee shop.

























Entrance Hallway
Stairs to first floor, doors off, radiator, wood flooring and composite door and side panel to the front elevation.

Dining Room
10'11" x 9'4" (3.33m x 2.84m)
Wood flooring, coving to ceiling, radiator and double-glazed window to the front elevation.

Kitchen
14'10" x 10'5" (4.52m x 3.18m)
Range of wall, base and drawer units with laminate worktop over, two ceramic sinks with mixer taps, tiled surround, range cooker with extractor fan over, space for fridge/freezer, plumbed for washing machine and dishwasher, space for tumble dryer, wall-mounted Baxi boiler, laminate flooring, double-glazed window to the front elevation and double-glazed door to the side elevation.

Living Room
15'7" x 13'9" (4.75m x 4.19m)
Wooden mantlepiece housing gas fire, coving to ceiling, TV point, wood flooring, two radiators, double-glazed window and double-glazed patio doors to the rear garden, archway to:

Sitting Room
10'5" x 10'5" (3.18m x 3.18m)
Coving to ceiling, wood flooring, radiator and double-glazed window to the rear elevation.

Downstairs WC
5'10" x 3'10" (1.78m x 1.17m)
Low-flush WC, vanity wash hand basin, part-tiled walls and tiled flooring, heated towel rail, storage cupboard and extractor fan.

First Floor Landing
Doors off, loft hatch, wood flooring and double-glazed window to the side elevation.

Master Bedroom
12'8" x 10'11" (3.86m x 3.33m)
Fitted wardrobes, coving to ceiling, wood flooring, door to en-suite, radiator and double-glazed window to the rear elevation.

En-Suite Shower Room
7'5" x 6'0" (2.26m x 1.83m)
Walk-in cubicle with body jet shower system, concealed WC with vanity wash hand basin, extractor fan, part-tiled walls, heated towel rail, vinyl flooring and frosted double-glazed window to the side elevation.













Bedroom Two
11'0" x 10'2" (3.35m x 3.10m)
Fitted wardrobes, coving to ceiling, wood flooring, radiator and double-glazed window to the rear elevation.

Bedroom Three
9'10" x 8'10" (3.00m x 2.69m)
Fitted wardrobes, coving to ceiling, wood flooring, radiator and double-glazed window to the front elevation.

Bedroom Four
9'10 x 6'7" (3.00m x 2.01m)
Fitted wardrobes, coving to ceiling, wood flooring, radiator and double-glazed window to the front elevation.

Family Bathroom
10'9" x 8'11" (3.28m x 2.72m)
Four-piece modern bathroom suite, walk-in cubicle with mains-feed shower, free-standing bath, low-flush WC, pedestal wash hand basin, fully tiled walls and floor, vintage-effect radiator and towel rail, frosted double-glazed window to the front elevation.

Outside

Front Garden
Lawned front garden with borders, parking for several vehicles and attached tandem garage with electric roller shutter doors, patio seating area, gated side access leads to the rear garden.

(N.B the first part of the driveway is shared access with the neighbour, please ask viewing agent for more info on your appointment)

Tandem Garage
31'2" x 8'2" (9.50m x 2.49m)
Electric roller shutter door, light and power,

Rear Garden
The block-paved patio leads to a tiered garden, with steps rising to a lawn and well-stocked borders of shrubs, bushes and trees. A low-maintenance slate area and wooden shed complete the garden, which is enclosed by fencing. There is also a courtesy door to the rear of the garage





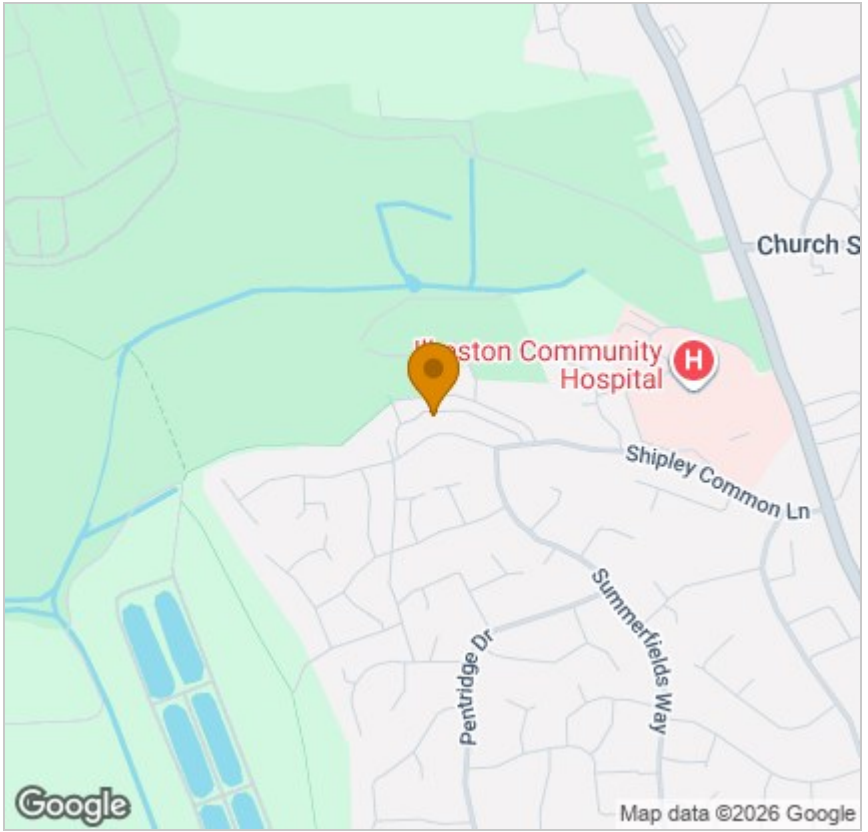




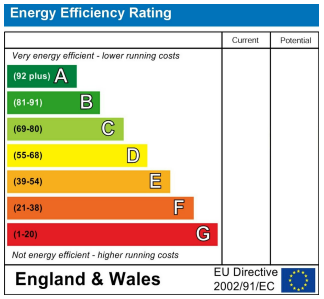
Floor Plan



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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