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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Housley Drive, Smalley, Ilkeston, Derbyshire , DE7 6QG **£340,000**



### **FEATURES:**

- APPROXIMATELY TWO-YEAR-OLD DETACHED HOME
- REMAINDER OF NHBC WARRANTY
- FOUR BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE
- SPACIOUS LIVING ROOM WITH ELECTRIC FIRE
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM AND GROUND FLOOR WC
- SOLID OAK DOORS THROUGHOUT
- INTEGRAL GARAGE WITH LIGHT AND POWER
- DRIVEWAY FOR TWO VEHICLES

### Entrance Hall

Enter through the front entrance door into a welcoming hallway with laminate flooring. Stairs rise to the first-floor accommodation, with solid oak internal doors continuing throughout the property.

### Lounge

4.57 m x 3.18 m (15'0" x 10'5")

A spacious and welcoming lounge featuring three windows to the front elevation allowing plenty of natural light into the room. An attractive electric fire with surround creates a focal point. Carpeted and radiator, there is also a handy understairs cupboard.

### Dining Kitchen

4.10 m x 3.23 m (13'5" x 10'7")

A fantastic modern dining kitchen fitted with a range of wall and base units with work surfaces over. The kitchen incorporates a five-ring hob with oven and extractor hood over, together with an integrated dishwasher and integrated fridge freezer. There is laminate flooring, double windows overlooking the rear garden and double patio doors providing direct access to the rear garden. The room offers ample space for a family dining table, making it ideal for both everyday family life and entertaining guests.

### Utility Room

Accessed directly from the kitchen, the utility room provides additional work surface space, together with plumbing and space for a washing machine and tumble dryer. There is also a window overlooking the rear garden and a radiator.

### Ground Floor WC

rail. The room features part-tiled walls and laminate flooring.

### First Floor Landing

The carpeted first-floor landing provides access to all four bedrooms, the family bathroom and a useful storage cupboard. There is also access to the loft.

### Master Bedroom

4.10 m x 2.49 m (13'5" x 8'2")

The master bedroom suite is accessed via a small entrance area and features carpeting, a radiator and a window to the front elevation. A door leads through to a separate dressing area, which is also carpeted and benefits from a radiator.

### En-suite

Accessed via the dressing area, the en-suite is fitted with laminate flooring and comprises a WC, wash hand basin with vanity unit beneath, and a shower enclosure with both a rainfall-style shower head and additional shower attachment. Further benefits include a heated towel rail and part tiled walls.

### Bedroom Two

3.04 m x 3.70 m (10'0" x 12'2")

A double bedroom with carpeted flooring, radiator and window to the front elevation. There is also the benefit of a useful storage cupboard.

### Bedroom Three

3.12 m x 2.41 m (10'3" x 7'11")

A further bedroom with carpeted flooring, radiator and window overlooking the rear garden.

A fourth bedroom with carpeted flooring, radiator and window to the rear elevation.

#### Family Bathroom

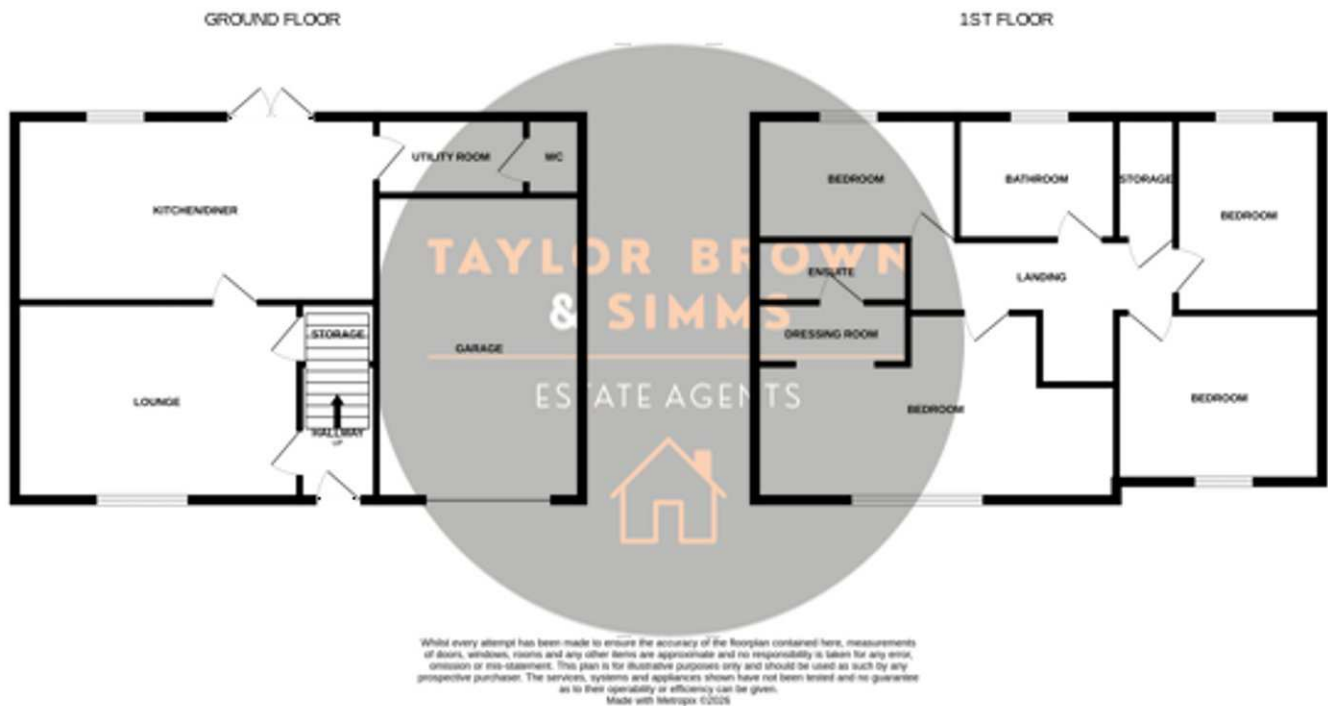
The family bathroom is fitted with a bath, WC and wash hand basin with vanity unit beneath. The room further benefits from laminate flooring and part tiled walls.

#### Outside

To the front of the property is a

driveway providing parking for up to two vehicles, alongside a lawned area. There is access to the integral garage, which benefits from light and power. A gated side access leads down the side of the property and through to the rear garden.

The enclosed rear garden provides an excellent space for family enjoyment, outdoor dining and entertaining with astro-turf and patio areas.



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