

# Robert Ellis

*look no further...*



Church Lane,  
Morley, Ilkeston  
DE7 6DE

**£995,000 Freehold**

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@robertellisea



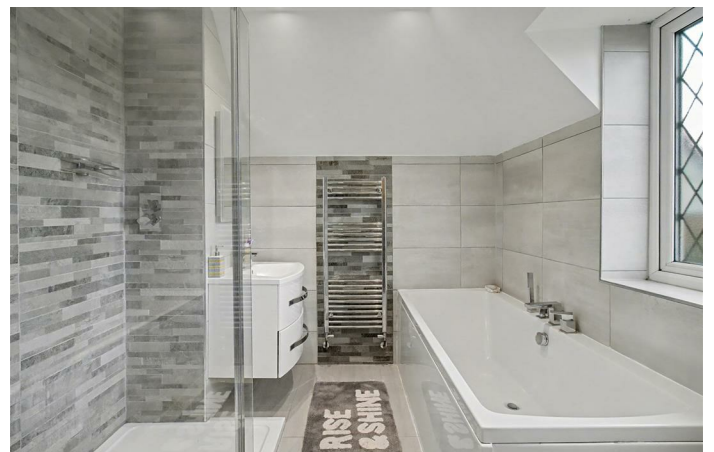


THIS IS AN INDIVIDUAL DETACHED, FIVE BEDROOM COTTAGE WITH SPACIOUS LIVING ACCOMMODATION AND A SEPARATE ONE BEDROOM ANNEX WITH THE PROPERTY BEING SITUATED IN OPEN COUNTRYSIDE WITH FIELDS TO THE FRONT AND REAR.

Being located on Church Lane, this beautiful home provides an ideal family residence for people who want to live in the countryside but be close to towns and cities in the region. The property has been updated throughout and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property does benefit from having a separate annex which suits an elderly relative or older children who live at home, which over the past few years has worked very well for the current owners.

The property has a most attractive appearance and is constructed of brick to the external elevations which is part relived by tiling under a pitched tiled roof and the accommodation derives the benefits from being double glazed and having a Calor gas central heating system. The accommodation is accessed through a stylish composite front door into the split-level reception hall, from which stairs with a glazed balustrade leads to the first floor; there is a ground floor w.c. off the hall, the lounge has an Inglenook fireplace and windows to the front and rear, there is a separate sitting room which has double doors opening into the living/dining kitchen which has Shaker style units with a central island, a cooking Range will remain at the property and there are bi-folding doors from the kitchen leading out to the rear garden and there is also a most useful utility/laundry room accessed from the kitchen and hall. To the first floor the landing leads to the five bedrooms, with four of the bedrooms being double rooms and two having en-suite bath/shower rooms and there is the main family bathroom which is fully tiled and in the process of being updated. Outside there is an adjoining garage to the left hand side of the house, from which there is access to a long workshop, there is a further workshop/storage building to the right hand side of the property, which is screened by fencing, a block paved driveway which provides off road parking for several vehicles, a lawn at the front which has a central feature bed and there is accessed via the right hand side of the cottage to a storage area at the side of the property and to the rear garden. At the rear the garden has been landscaped with several patio/seating areas, a lawn, there is a hot tub on the higher patio level which will remain at the property, there is a potting shed and a hedge running along the rear boundary with the garden overlooking open fields.

The property is a short drive away from the amenities and facilities provided by various suburbs of Derby and access to the A52 is only a few minutes drive away, there are schools for all ages within easy reach, healthcare and there are several well regarded golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, East Midlands Parkway and a local station at Ilkeston and the A52 and other main roads provided good access to Derby, Nottingham and other East Midlands towns and cities.



## Front Door

Stylish composite front door with a diamond shaped double glazed inset panel and double glazed leaded windows to either side leading to:

## Reception Hall

21'4 × 7'8 approx (6.50m × 2.34m approx)

Stairs with a glazed balustrade leading to a raised hallway, radiator, laminate flooring, archway and a glazed balustrade looking through into the sitting room and double glazed leaded window to the side.

## High Level Hallway

Stairs with glazed balustrade leading to the first floor with a double glazed leaded window on the half landing providing views over open countryside with a storage cupboard beneath the stairs and oak doors to the sitting and utility rooms.

## Cloaks/w.c.

The ground floor w.c. is fully tiled and has a white low flush w.c. and corner hand basin, radiator, opaque double glazed leaded window and tiled floor.

## Lounge

16'2 × 10'6 plus inglenook fireplace approx (4.93m × 3.20m plus inglenook fireplace approx)

This main reception room has double glazed leaded windows to the front and rear, feature inglenook fireplace with a brick inset, wooden mantle, Cornish slate tiled hearth and wooden beam over, radiator, beams to the ceiling and feature arched recess to one wall.

## Sitting Room

18'5 × 11'6 approx (5.61m × 3.51m approx)

Double glazed leaded windows to the front and two sides, double opening oak doors leading through into the living/dining kitchen, three burner gas fire set in an Adam style surround with a marble inset and hearth and two wall lights to either side of the fireplace, glazed balustrade and arch looking through into the reception hall and a radiator.

## Living/Dining Kitchen

18'2 × 8'1 approx (5.54m × 2.46m approx)

This spacious open plan living area is fitted with grey Shaker style units and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with a wine cooler, cupboards, an integrated dishwasher and drawers below, cooking Range with a back plate and hood over, work surface with drawers and cupboards beneath, central island with seating to one side and cupboards and drawers over with drop lighting above over the island and there are power points with USB sockets below, housing for an American style fridge/freezer with shelved cupboards to either side and a cupboard above, matching eye level wall cupboards with lighting under, LED lighting to the plinths below the work surface areas, two Velux windows and recessed lighting to the feature vaulted ceiling which also has speakers inset, double glazed leaded windows to the front and a half leaded double glazed stable style door leading out to the rear, two radiators, three panel bi-folding door leading out to the private garden, a further double glazed leaded window to the rear, Karndean style flooring, TV aerial and power points for a wall mounted TV.

## Utility Room

11'6 × 10'8 approx (3.51m × 3.25m approx)

Double glazed leaded window to the rear, stainless steel sink with a mixer tap set in a work surface with spaces for an automatic washing machine, tumble dryer, a bin and there is a cupboard below, further work surface with cupboards beneath, matching eye level wall cupboards, tiling to the walls by the work surface areas, Karndean style flooring which extends through into the living/dining kitchen, recessed lighting to the ceiling and oak panelled doors leading to the kitchen and plant room/storage cupboard.

## Plant Room/Storage Cupboard

Having a wall mounted Worcester Bosch boiler, hot water storage tank and storage space is provided.

## First Floor Landing

Double glazed window on the half landing providing views over open countryside and there are stairs with the glazed balustrade leading onto the main landing, oak panelled doors leading to the bedrooms and bathroom, radiator, there is an arch leading to the extended landing where there is a double glazed leaded window to the rear, a further radiator, a built-in storage cupboard and a second built-in cupboard/wardrobe.

## Bedroom 1

24'8 to 17'8 × 11'6 approx (7.52m to 5.38m × 3.51m approx)

Double glazed leaded window with views to the front, range of built-in wardrobes extending along one wall with shelving at one end providing hanging space and shelving and having cupboards above, two wall lights by the bed position, hatch to the loft, oak doors leading to a built-in storage cupboard and to:

## En-Suite Bathroom

The luxurious en-suite bathroom has been re-fitted over recent years and has a white suite including a panelled bath with central mixer taps and a hand held shower, a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, mosaic tiling to three walls and a protective glazed screen, hand basin with a mixer tap, two drawers under and a mirror with a light to the wall above, low flush w.c., tiled walls and tiled flooring, chrome ladder towel radiator, opaque double glazed leaded window and recessed lighting to the ceiling.

## Bedroom 2

13'2 × 10'6 approx (4.01m × 3.20m approx)

Double glazed leaded window to the front providing views over open countryside, lights by one of the possible bed positions with a cupboard and light over a second bed position and a radiator.

## En-Suite Shower Room

The en-suite to the second bedroom is fully tiled and has a walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door and protective screen, low flush w.c. and a hand basin with mixer tap and a double cupboard below and a mirror with a light to the wall above, ladder towel radiator, recessed lighting to the ceiling, an extractor fan and tiled flooring.

## Bedroom 3

12'5 × 9'6 approx (3.78m × 2.90m approx)

Two double glazed leaded windows providing views over open countryside, radiator and two wall lights by the bed position.

## Bedroom 4

12'6 to 10'1 × 10'6 approx (3.81m to 3.07m × 3.20m approx)

Double glazed leaded window with views to the front, radiator, two wall lights by the bed position and an aerial point and power point for a wall mounted TV.

## Bedroom 5

8'6 × 7'6 approx (2.59m × 2.29m approx)

Double glazed leaded window to the front with views over open countryside, radiator and an aerial point and power point for a wall mounted TV.

## Bathroom

The main bathroom is in the process of being updated and is fully tiled with a white suite including a panelled bath with chrome hand rails and a mixer tap/shower, low flush w.c. and pedestal wash hand basin with a glazed shelf and light with a shaver point to the wall above, recessed lighting to the ceiling, wall cabinet with mirror sliding doors and an opaque double glazed leaded window.

## Outside

At the front of the property there are double wrought iron, electrically operated gates (needs servicing) which provide access to the block paved driveway and parking area, there is a wall with railings to the front boundary, the block paved drive extends across the front of the house and provides off road parking for several vehicles, there is a lawn with a central feature bed including a water trough, seating area in front of the house next to the kitchen, there is a wooden gate with fencing to the right hand side with the gate providing access to the workshop/storage building and there is storage space at the side of the house, there is outside lighting, which includes a feature street lamp and there are external power points provided.

At the rear of the property there is an Indian sandstone patio with steps leading onto a raised patio where a hot tub is positioned and this is covered in a shelter with wood trellis side panels and a roof, there is a raised decked area with views over the open countryside, at the rear of the garage there are double doors providing access into the garage, a slabbed path extends across the rear of the property with steps leading to a lower level where there is a retaining wooden sleeper wall and access to the annex and around the rear of the property to the storage area at the side, which in turn has a gate leading out to the front. There is outside lighting, external power point and a tap provided at the rear of the property and there is a potting shed which will remain at the property when it is sold.

## Annex

The annex is accessed from its own entrance door at the rear of the property which leads into the living/kitchen area.

## Living/Kitchen Area

14'5 × 12'5 approx (4.39m × 3.78m approx)

The living area has two double glazed leaded windows, wall mounted heater and a composite door with a double glazed leaded inset panel leading out to the rear of the property.

## Kitchen Area

The kitchen is fitted with Shaker style units with brushed stainless steel fittings and includes a four ring gas hob and a stainless steel sink with a mixer tap set in a work surface which extends to two sides and has cupboards, an oven, drawers and space for an automatic washing machine below, matching eye level wall cupboards, tiling to the walls by the work surface areas, hood to the cooking area, space for an upright fridge/freezer and recessed lighting to the ceiling.

## Bedroom

10' to 7'9 × 11'7 approx (3.05m to 2.36m × 3.53m approx)

The bedroom has a double glazed leaded window to the front, oak door leading to a built-in wardrobe and to the en-suite shower room and there is an electric consumer unit housed in a fitted cupboard.

## En-Suite

The en-suite to the annex bedroom is fully tiled and has a walk-in shower with a mains flow shower system with folding glazed doors and tiling to the walls, pedestal wash hand basin with a mixer tap and low flush w.c., tiled flooring and a chrome ladder towel radiator.

## Garage

15'7 × 11'10 approx (4.75m × 3.61m approx)

The garage has an electrically operated up and over door at the front and double opening doors to the rear, power and lighting is provided, there is access to a storage area above the garage and there is a door leading into a workshop.

## Workshop

16'7 × 5'2 approx (5.05m × 1.57m approx)

The workshop, which is accessed from the garage, has power and lighting provided.

## Workshop/Garage

20'8 × 11'6 approx (6.30m × 3.51m approx)

This second workshop/storage building is positioned to the right hand side of the property and has an electric roller shutter door and personal entrance door at the front and power points and lighting are provided within the building.

## Council Tax

Erewash Borough Council Band G

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 24mbps Superfast 1mbps Ultrafast 1mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.