Robert Ellis

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Manor Fields Drive,
Ilkeston, Derbyshire
DE7 5FA

£675,000 Freehold

A LARGE INDIVIDUAL DETACHED FAMILY HOME PROVIDING FIVE OR SIX BEDROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION, SITUATED IN A QUIET CUL-DE-SAC IN THIS ESTABLISHED RESIDENTIAL AREA.

Robert Ellis are pleased to be instructed to market this large individual detached property which offers spacious ground and first floor accommodation and a private landscaped garden to the rear. For the size of the accommodation and privacy of the gardens to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is highly appointed throughout and has versatile accommodation on the first floor with the largest room currently being used as a sitting/games room with a bar to the corner, but this room could easily be changed into another bedroom suite, if this was preferred by a new owner. The property is well placed for easy access to all the amenities and facilities provided by the local area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof with there being solar panels to the roof and the light and airy well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the house includes a spacious hallway with doors leading to the through lounge, which has a feature log burning stove and bi-folding doors leading out to the rear, there is a separate sitting room which has double opening French doors leading to the rear, the exclusively fitted and equipped kitchen which has Shaker style units, quartz work surfaces and integrated appliances with there being a walk-in pantry off the kitchen and a large open plan dining area, there is a separate study, a utility/laundry room and a ground floor w.c. To the first floor the landing leads to the five bedrooms and the large room which is currently used as a sitting/games room and this room has a bar to one corner and an Adam style fireplace in the sitting area. The main bedroom has a dressing area and a shower room en-suite, the bathroom has a shower over the bath position and there is a separate shower room provided. Outside there is a double integral garage with an electric up and over door to the front, block paved parking at the front of the house and side of garage which provides parking for several vehicles, there is a gate to the right hand side leading to the rear and a covered storage area to the left hand side and at the rear of the property there is a raised decked area extending across the rear of the house with part of this being covered and there are steps leading down to a lawn, there are further decked areas with raised beds, a log cabin to the bottom right hand corner, there is a lawn, astroturf areas and the garden is kept private by having fencing and screening to the boundaries.

The property is within easy reach of Ilkeston where there is a whole range of shopping facilities including a Morrison's, Tesco and many other retail outlets, there are healthcare and sports facilities, schools for all ages are within easy reach, walks in the nearby surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, there is a station at Ilkeston as well as main stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with an arched entrance having tiled flooring and a stylish composite front door with inset leaded glazed panels and double glazed side panels leading to:

Reception Hall
Stairs with cupboard under leading to the first floor, tiled flooring, radiator, cornice to the wall and ceiling and panelled doors leading to all the rooms off the hall.

Lounge/Sitting Room
25'10 x 13'8 approx (7.87m x 4.17m approx)
Double glazed bay window with fitted blinds to the front and a three panel bi-folding door leading out to a covered area at the rear of the house, log burning stove set in an Adam style surround with a tiled inset and hearth, dado rail to the walls and panelling to the lower part of the walls, two radiators and two wall lights.

Sitting Room
13'8 x 11'6 plus bay approx (4.17m x 3.51m plus bay approx)
Double glazed, double opening French doors set in a box bay window leading out to the rear garden, cornice to the wall and ceiling and a radiator.

Breakfast Kitchen
The exclusively fitted kitchen has white and a contrasting sage green Shaker units with quartz work surfaces and has a sink with a mixer tap set in the central island which has a quartz surface, seating along one side for four people with there being cupboards either side of the island, drawers and an integrated dishwasher below, L shaped quartz work surface with a wine rack, cupboard, drawers and a bottle pull out rack below, upright larder fridge and upright freezer, Neff oven with a warming drawer below and cupboards above and below, Smeg cooking Range with a ceramic hob and four ovens below, L shaped work surface with drawers, corner pull out unit with carousels and spice drawers to either side of the Smeg oven with a hood over the cooking area, double display cabinet with glazed shelving and lighting and a wine rack with lighting under, vertical radiator, feature ceiling with downlights over the central island, Karndean style flooring, LED ambient lighting to the plinths at the bottom of the island, three door bi-folding doors leading out to the rear of the property, recessed lighting to the ceiling and a walk-in pantry with wood panelling and shelving to the walls, L shaped surface with a circular sink and mixer tap and coats hanging provided within this area.

Utility/Laundry Room
11'6 x 6'2 approx (3.51m x 1.88m approx)
The utility room is fitted with a porcelain sink, having a mixer tap set in a quartz work surface with spaces for both an automatic washing machine and tumble dryer and drawers below, surface with shelving under, upright storage cupboard, display cabinets and shelving with cupboards to the walls, chrome ladder towel radiator, Karndean style flooring, full height double glazed door leading out to the rear, eye level shelf with cloaks hanging under and seat with storage below and panelling to the wall.

Dining Room
17' x 10' approx (5.18m x 3.05m approx)
The dining room is positioned off the breakfast kitchen and has a double glazed window with a fitted blind to the front, feature radiator, Karndean style flooring, central features to the ceiling with three down lights over the dining area.

Office
9'8 x 7' approx (2.95m x 2.13m approx)
The office has a full height double glazed door leading out to the side, laminate flooring and a feature corrugated metal cupboard with the same finish to the ceiling.

Ground Floor w.c.
Having a low flush w.c. with a concealed cistern, hand basin with mixer tap having a drawer under, tiling to the walls by the sink and w.c. areas, feature ladder radiator, opaque double glazed window and a vertical wall mounted storage unit.

First Floor Landing
The balustrade continues from the stairs onto the spacious landing, feature circular window to the front, cornice tot he wall and ceiling, hatch to loft, radiator, recessed lighting to the ceiling, feature decorative panelling to one wall and wood panelled doors to:

Bedroom 1
17'9 to 12'3 x 13' approx (5.41m to 3.73m x 3.96m approx)
Double glazed window to the rear, radiator, feature stand alone bath with a floor mounted mixer tap set on a tiled floor with tiling to the three side walls, radiator and an air conditioning unit.

Dressing Area
Two double built-in wardrobes and a shelved area.

En-Suite
The en-suite to the main bedroom has a walk-in shower with a mains flow shower system including a rainwater shower head and a hand held shower, tiling to two walls and a protective glazed screen, low flush w.c., two circular hand basins set on a surface with two drawers under and a double mirror fronted cabinet to the wall above, two double built-in wardrobes with lighting, tiled flooring, opaque double glazed window, two high level wall lights, recessed lighting to the ceiling, radiator and a chrome towel rail.

Bedroom 2
13'8 x 12'7 approx (4.17m x 3.84m approx)
Double glazed window to the front and a radiator.

Bedroom 3
13'8 x 12'10 approx (4.17m x 3.91m approx)
Double glazed window to the front and a radiator.

Bedroom 4
12'8 x 13'8 approx (3.86m x 4.17m approx)
Double glazed window to the rear and a radiator.

Bedroom 5
10'2 x 8'2 approx (3.10m x 2.49m approx)
Double glazed window to the rear, radiator and recessed lighting to the ceiling.

Sitting Room/Games Room
19'2 x 7'8 approx (5.84m x 2.34m approx)
This large room could alternatively be used as a bedroom but is currently used as a sitting/games room with a bar to one corner, there are two radiators, laminate flooring, cornice to the wall and ceiling, wood panelling to some of the walls, aerial point for a wall mounted TV and within the sitting area there is a feature Adam style fireplace.

Bathroom
The main bathroom has a white suite including a P shaped bath with a mixer tap and electric Mira shower, tiling to two walls and a protective glazed screen, low flush w.c. with a concealed cistern, two hand basins with mixer taps set on a surface with cupboards and drawer under, ladder towel radiator, tiling to the walls by the sink and w.c. areas, tiled flooring, opaque double glazed window with fitted blind, two glazed eye level shelves and an extractor fan.

Shower Room
The separate shower room is fully tiled and has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen and curtain, tiled flooring, chrome ladder towel radiator, opaque double glazed window, panelling and recessed lights to the ceiling and an extractor fan.

Outside
At the front of the property there is block paved areas in front of the house and running along the side of the garage which provides parking for several vehicles with there being a gate to the right hand side providing access to a wide path which runs down the side of the property and to the left hand side there is a door leading into the covered storage area which runs down this side of the house.

The rear garden is an important feature of this lovely home with there being a raised decked area running across the width of the property with a covered seating area at one side and steps lead down to a lawn with there being further decked seating areas with raised beds and to the bottom right hand corner of the garden there is a log cabin which is currently used as a gym, there are various astroturf areas and the garden is kept private by having fencing and natural screening to the boundaries. To the right hand side of the property there is a wide path with a gate leading out to the front and this provides an ideal area for bins and other items and to the left hand side there is a covered area (34'7 x 7'7) which has doors leading out to the front and rear and power points are provided in this storage area.

There is outside lighting, power points and external hot and cold water taps are provided.

Log Cabin
12' x 10' approx (3.66m x 3.05m approx)
At the bottom of the garden there is a log cabin which has a covered veranda at the front, double opening glazed doors with windows either side and the cabin is currently used as a gym.

Double Garage
19'5 x 8' approx (5.92m x 2.44m approx)
The garage has an electrically operated up and over door to the front, a door leads out to the path which runs along the rear of the garage, there are two windows to the side, an outside tap is provided in the garage and there are power points and lighting.

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 16mbps, Superfast 35mbps, Ultrafast 9000mbps
Phone Signal – EE, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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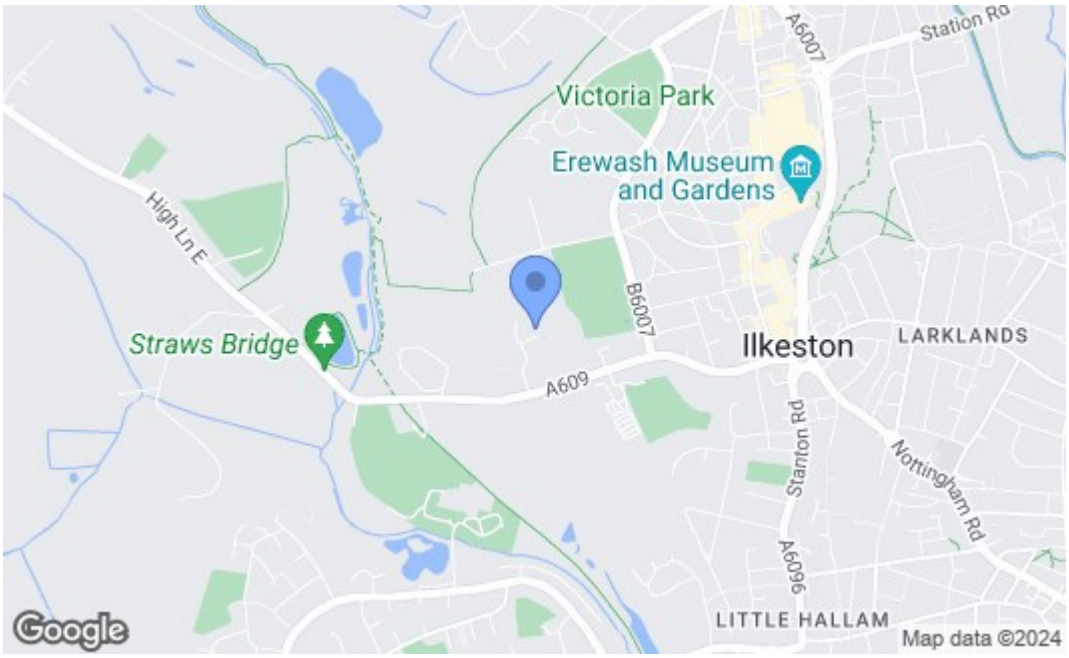

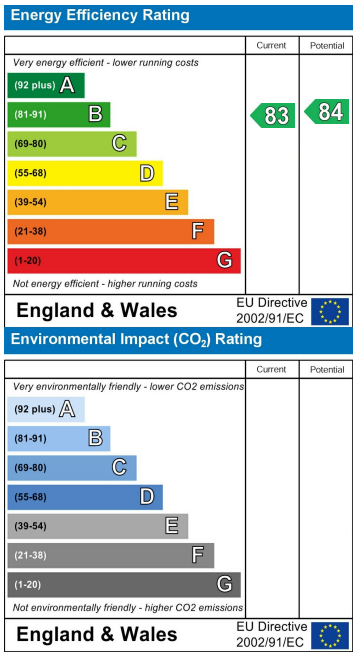

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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