



**'Monsal House', 30 Quarry Hill Road
Little Hallam, Ilkeston DE7 4DA**

£275,000 Freehold

A SUBSTANTIAL AND EXTENDED FOUR
BEDROOM DETACHED FAMILY HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SUBSTANTIAL AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors comprising entrance hall, dining room, living room, family room and extended kitchen to the ground floor. The first floor landing then provides access to three double bedrooms and fourth single bedroom, all with fitted wardrobes and the bathroom and separate shower room complete the accommodation.

Externally, there are gardens to the front and rear, the front incorporating tarmac driveway providing ample off-street parking, in turn leading to a single garage with power and lighting. There are well maintained front and rear gardens, the rear offering a good depth, ideal for families.

Other benefits to the property include gas fired central heating, double glazing and a multi-fuel burner in the extended living room.

The property would ideally suit those looking for a long term family home, as the space on offer here would certainly suit a long term residency. The property also sits favourably within easy access of Ilkeston town centre, where a variety of shops and retailers can be found and for those needing to commute there is access to good road networks, including the M1, A52, Ilkeston train station and the Nottingham Express Tram terminus situated at Stapleford.

We highly recommend an internal viewing.



ENTRANCE HALL

14'1" x 7'1" (4.31 x 2.18)

Sat in an archway, UPVC panel and double glazed front entrance door with matching double glazed side panels, stairs to first floor, coving, radiator, useful understairs storage cupboard with fixed shelving, lighting and coat pegs.

DINING ROOM

13'8" to bay x 10'9" (4.18 to bay x 3.28)

Walk-in double glazed box-bay window to the front, brick and Cornish slate decorative fire surround, incorporating plug-in electric fire, coving, wall light points and radiator.

EXTENDED LIVING ROOM

27'11" x 10'9" (8.51 x 3.28)

Feature multi-fuel burner sat on a tiled hearth with brick back, coving, two radiators, sliding double glazed patio doors opening out to the rear garden, rear lower reading/snug area and personal access doors back to the hall, kitchen and office/play room.

OFFICE/PLAY ROOM

13'1" x 7'11" (4 x 2.43)

Double glazed window to the rear, radiator and coving.

EXTENDED KITCHEN/DINING AREA

24'9" x 7'2" (7.55 x 2.19)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces. Inset sink and drainer with mixer tap, fitted four ring gas hob with extractor over, eye level oven and grill, plumbing for washing machine, space for full height fridge/freezer, wall mounted gas fired central heating boiler, corner display cabinets, two radiators, two double glazed windows to the side, lower tiled dining area with wall mounted gas heater, UPVC panel and double glazed side door, spotlights and sliding double glazed patio doors opening out to the rear patio.

FIRST FLOOR LANDING

Double glazed window to the side, coving, doors to all bedrooms, bathroom and shower room.

BEDROOM 1

13'6" x 10'1" (4.12 x 3.09)

Double glazed window to the rear overlooking the rear garden, loft access point, to a lit and insulated loft space, radiator, coving and a range of bedroom furniture incorporating wardrobes with matching overhead storage cupboards, vanity dressing table with drawers and matching bedside cabinets.

BEDROOM 2

13'4" x 10'9" (4.08 x 3.29)

Double glazed window to the side, radiator, range of fitted wardrobes and matching overhead storage cupboards, one of which incorporates the airing cupboard and hot water cylinder, bedside tables and vanity dresser.



BEDROOM 3

11'1" x 9'10" (3.38 x 3)

Double glazed windows to the front and side, radiator, coving, two double fitted wardrobes with matching overhead cupboards, additional display shelving, matching dresser unit and bedside cabinet.

BEDROOM 4

7'2" x 6'8" (2.19 x 2.04)

Double glazed window to the rear, radiator, fitted double wardrobe with matching overhead storage cupboard and loft access point to a lit and insulated loft space.

OUTSIDE

To the front of the property is a front garden laid to lawn with planted flower beds and rockery housing a variety of mature bushes and shrubbery, tarmac driveway providing ample off-street parking which in turn provides access to the single garage via up and over door, block paved pathway to the front entrance door and side access gate leading to the rear. The rear garden spans approximately 75ft, being enclosed by timber fencing with concrete posts and gravel boards and mature hedgerow to the boundary lines. There is an initial raised patio area, ideal for entertaining, with access down to a good size shaped lawn section incorporating planted borders housing a variety of mature and specimen bushes and shrubbery. To the foot of the plot there is a good size timber storage shed, with an additional shed beyond the patio area. External lighting point, water tap and power socket.

GARAGE

16'7" x 8'6" (5.07 x 2.6)

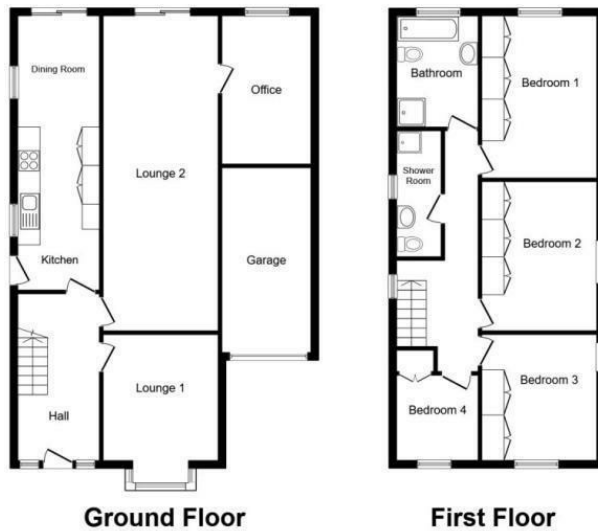
Up and over to the front, power and lighting points.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Continue round the bend and along onto Ilkeston Road, which in turn becomes Lows Lane, before eventually following the bend in the road to the right and continue along onto Quarry Hill Road. Proceed past the entrance to the new Persimmon Development and the property can be found a little further along on the left hand side, identified by our For Sale board.

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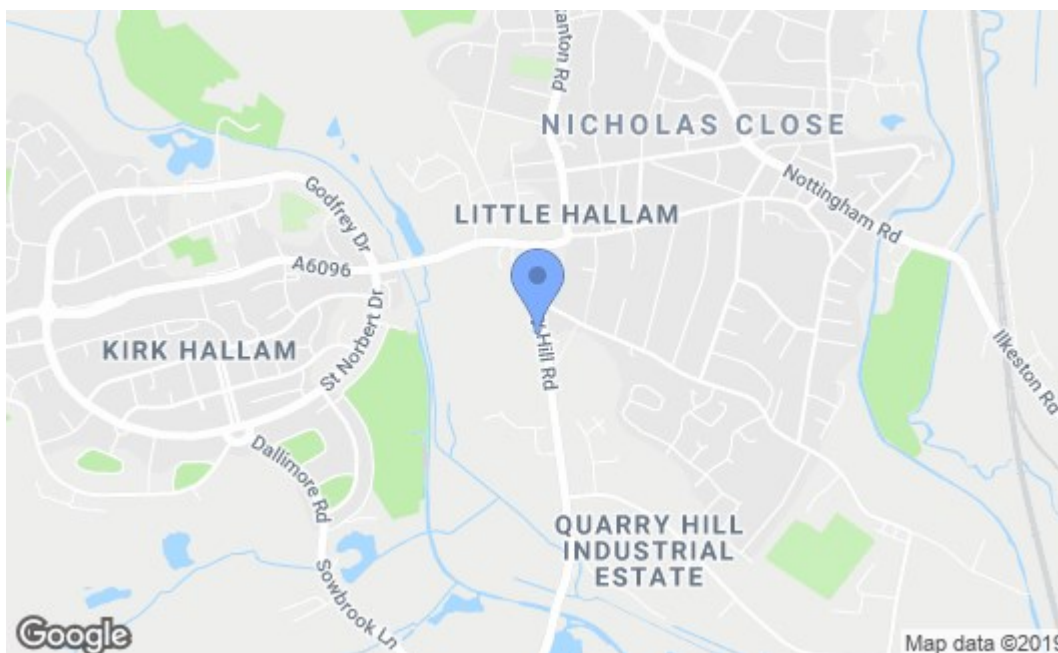




Total floor area 153.0 sq. m. (1,647 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.