Robert Ellis

look no further. . .







St. Norbert Drive
Kirk Hallam, Derbyshire DE7 4EF

BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME. NO UPWARD CHAIN.

£335,000 Freehold



We have great pleasure in offering for sale this brand new, three storey, four bedroom detached family home. NO UPWARD CHAIN.

This individually designed and built brand new home has A Rated Energy Efficiency courtesy of the latest in building techniques with fantastic insulation levels, central heating from a combination boiler and integrated solar panel, as well as an EV charging point. There are many features to this property, but one in particular is the principal bedroom suite occupying the whole of the second floor, with a generous bedroom area, open to a dressing room and en-suite shower room. There are three well proportioned bedrooms to the first floor, as well as a family bathroom.

Double fronted with a welcoming central hallway leading through to a generous living room and family dining kitchen with an array of built-in appliances.

Situated on a corner plot set back from the road and visually attractive with feature railings to the front and side borders, there is a generous side garden laid to lawn and a block paved forecourt with parking for at least four vehicles. The private rear gardens are landscaped with a feature sleeper retaining wall and raised garden with patio and lawn.

Located within the popular residential suburb, great for families and commuters alike, as schools for all ages are within walking distance of this property, and Kirk Hallam is also on the outskirts of local countryside, as well as being close to the nearby market town of Ilkeston. There are great road networks allowing commutability between Nottingham and Derby, as well as the M1 motorway for those looking to venture further afield.

Ready for immediate occupation and with the benefit of a 10 year build warranty, this property offers much needed space for a growing family and an internal viewing is highly recommended.





HALLWAY
21'10" x 3'5" increasing to 6'2" (6.68 x 1.05 increasing to 1.90)
A generous and welcoming entrance hallway with composite double glazed front entrance door, radiator, stairs to the first floor with useful understairs store closet, doors to all ground floor rooms.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin with vanity unit, low flush WC, radiator, double glazed window.

LIVING ROOM
17'3" x 9'10" plus bay (5.27 x 3.01 plus bay)
Media point, radiator, an abundance of natural light courtesy of double glazed windows to the front, deep walk-in double glazed square window to the side and double glazed French doors opening to the rear garden.

DINING KITCHEN
18'8" x 9'0" (5.71 x 2.75)
Brand new range of fitted Shaker-style wall, base and drawer units with low profile square edge work surfacing and inset single bowl sink unit. Built-in appliances including electric oven, hob and extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing the gas combination boiler (for central heating and hot water). Media points to dining area, radiator, double glazed windows to the front and rear elevations. Double glazed door to the side with pathway leading to the garden.

FIRST FLOOR LANDING
Accessed from a dog-leg staircase with a continuation dog-leg staircase leading to the second floor. Radiator, double glazed windows, doors to bedrooms two, three and four and family bathroom. Useful cloaks cupboard.

BEDROOM TWO
18'9" x 8'11" (5.72 x 2.74)
A large second bedroom with radiator, media point, double glazed windows to the front and rear.

BEDROOM THREE
9'2" x 9'0" (2.80 x 2.76)
TV point, radiator, double glazed window to the front.

BEDROOM FOUR
9'2" x 9'9" (2.80 x 2.98)
Radiator, TV point, double glazed window to the side.

FAMILY BATHROOM
7'11" x 7'0" (2.43 x 2.15)
Three piece suite comprising floating wash hand basin with vanity unit, low flush WC, panel bath with twin rose thermostatically controlled shower system over, shower screen, partially tiled walls, heated towel rail, double glazed window.

SECOND FLOOR LANDING
Door to principal bedroom suite.

PRINCIPAL BEDROOM SUITE
25'9" x 12'0" overall (7.86 x 3.68 overall)
The bedroom area has fitted cupboards to eaves storage space, media point, radiator, double glazed window. The dressing area connects the bedroom to the en-suite area. The en-suite area has a floating wash hand basin with vanity unit, low flush WC and corner shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, built-in cupboards to eaves storage space and further crawl-in eaves storage with light.

OUTSIDE
The property is situated on a generous corner plot with wraparound gardens fronting St Norbert Drive with feature Envirorail railings to front and side borders, deep set garden laid to lawn with pathway running around the two elevations. There is a block paved drive accessed from Kenilworth Drive which provides parking for two vehicles flanked with a lawn. The rear garden offers a significant degree of privacy, walled and fenced-in and there is a feature sleeper retainer wall and steps leading to a raised garden area laid to lawn with patio. There is pathway running along the side to the kitchen door and gate leading to the front.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

DRIVEWAY
The property owns the drive and courtyard to the rear. Access rights will be granted to allow one neighbouring property, when built to park in the bay already provided for.



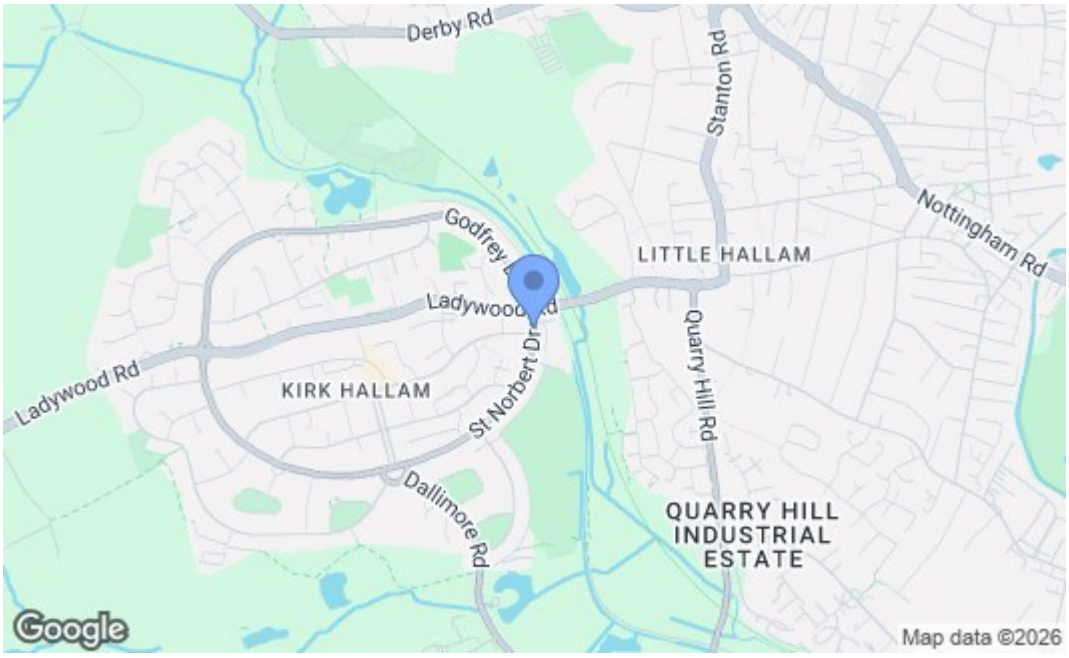


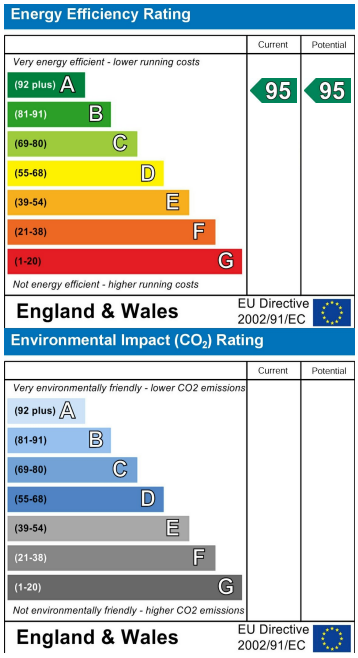












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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