



**Maypole Close**  
Kirk Hallam, Derbyshire DE7 4FU

**Guide Price £300,000 Freehold**

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GUIDE PRICE - £300,000 - £310,000.

ROBERT ELLIS HAVE GREAT PLEASURE BRINGING TO THE MARKET A SELECTION OF FOUR INDIVIDUALLY DESIGNED AND BUILT TWO/THREE BEDROOM DETACHED HOUSES SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION.

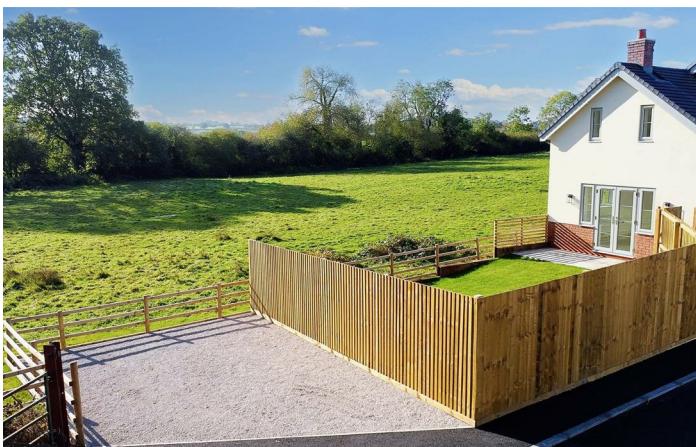
The properties boast accommodation over two floors which comprise a spacious entrance hallway, useful ground floor WC/utility room, ground floor bedroom three/study/playroom and spacious "L" shaped open plan living dining kitchen to the ground floor. The first floor landing then provides access to two generous sized bedrooms and first floor bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to all four units, lawn and patio garden spaces and far reaching views to the rear.

The property is located favourably in this established location with many local amenities, including the local infant and junior school. There is also easy access to open countryside, nearby nature reserve and for those needing to commute there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus and Ilkeston train station.

Other benefits will include a 10 year builders warranty, modern style Smart technology heating system, whilst being set within beautiful surroundings being part of an individual development of four properties.

Offered to the market, of course, with the benefit of NO UPWARD CHAIN. The properties will be ready to move into and therefore highly recommend an internal viewing.



## ENTRANCE HALL

9'7" x 8'10" (2.94 x 2.71)

Composite and double glazed front entrance door with double glazed window to the side of the door, turning staircase rising to the first floor with decorative open spindle balustrade, radiator, laminate flooring, oak internal doors to kitchen, ground floor bedroom/study and utility/WC.

## UTILITY/WC

6'10" x 5'11" (2.10 x 1.81)

Equipped with a matching range of fitted base and wall storage cupboards with square edge marble effect work surfaces, incorporating counter level single sink and draining board with central swan neck mixer tap. Plumbing for washing machine, space for further under counter kitchen appliance. Boiler cupboard housing the gas fired combination boiler, laminate flooring, white push flush WC, double glazed window to the front, radiator, wall mounted electrical consumer box, spotlights.

## GROUND FLOOR BEDROOM

### THREE/STUDY/PLAYROOM

9'8" x 8'9" (2.97 x 2.67)

Double glazed window to the front, radiator.

## OPEN PLAN "L" SHAPED LIVING FAMILY DINING

### KITCHEN

13'11" reducing to 7'11" x 36'5" (4.25 reducing to 2.42 x 11.11)

The living area has double glazed French doors opening out to the side garden, patio and lawn, with double glazed windows to either side of the doors, dual aspect double glazed windows to both the front and rear, radiator, laminate flooring, media points. This then opens out to the dining area with space for dining table and chairs, continuation of the laminate flooring, radiator, double glazed window to the rear making the most of the views beyond. This then opens out to the kitchen area which is equipped with a matching range of fitted base and wall storage cupboards with marble effect square edge work surfacing (matching the utility room) with inset counter level one and a half bowl sink unit with draining board and central swan neck mixer tap. Decorative tiled splashbacks, integrated dishwasher and fridge/freezer, counter level four ring induction hob with extractor over and oven beneath, double glazed window to the rear making the most of the views beyond, spotlights, matching laminate flooring.

## FIRST FLOOR LANDING

With double glazed Velux roof window, useful storage cupboard.

Doors to both bedrooms and bathroom.

## BEDROOM ONE

17'9" x 13'10" (5.43 x 4.24)

Two double glazed windows to the side, double glazed dormer window to the rear making the most of the far reaching views beyond, radiator, spotlights, TV point.



## BEDROOM TWO

17'4" x 9'10" (5.30 x 3.01)

Dual aspect double glazed dormer windows to the front and rear (the rear with views beyond), radiator, TV point.

## BATHROOM

9'6" x 7'4" (2.91 x 2.24)

Spacious room with a four piece suite comprising separate tiled and enclosed shower cubicle with dual attachment mains shower, contrasting splashbacks and sliding glass shower door, separated shaped bath with central mixer tap, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the front, tiled splashbacks and matching tiled sill, wall mounted LED lit bathroom mirror, spotlights, extractor fan, chrome heated ladder towel radiator.

## OUTSIDE

To the side of the property there is a lawned rear garden with paved patio area (ideal for entertaining) enclosed by rigid timber fencing, picket style fencing to the rear making the most of the views. There is pedestrian gated access to the front.

## TO THE FRONT

Each property will have their own off-street parking spaces with pathway leading to the front entrance door with tiled stepped access and covered canopy porch.

## DIRECTIONAL NOTE

Leaving Stapleford, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Continue onto Lows Lane and follow the road to Twelve Houses turning left at the bend heading into Kirk Hallam. Passing the school, take a left turn and then left again onto Wirksworth Road and continue up the hill. The development can then be found on the left hand side, identified by the street sign of Maypole Close.

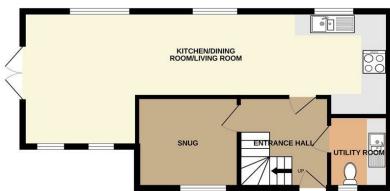
## AGENT'S NOTE

All room measurements are approximate and cannot be guaranteed.





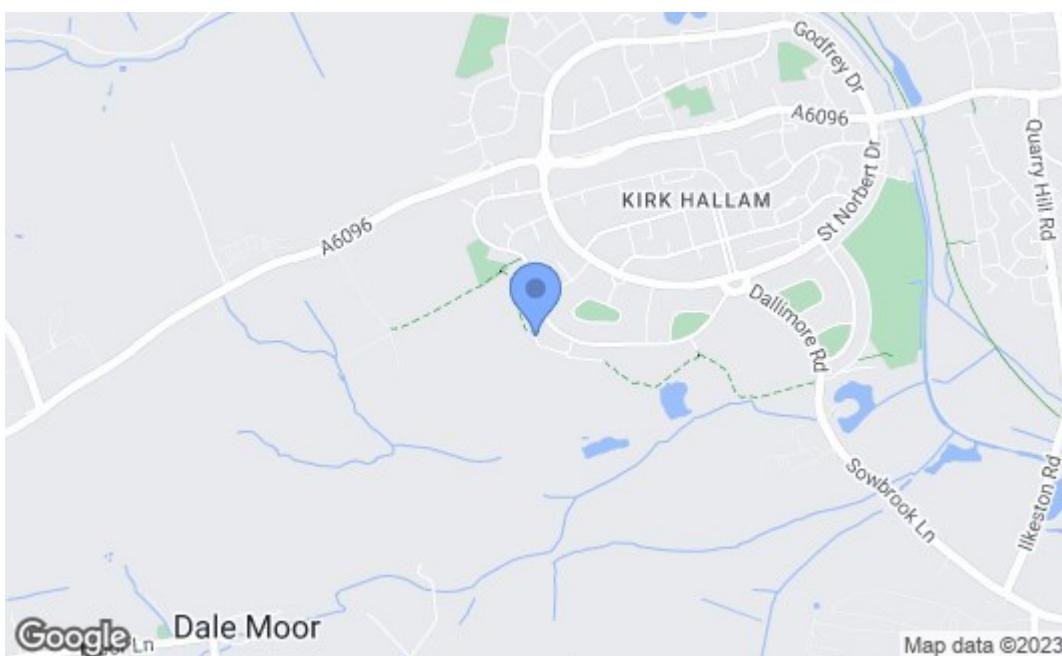
GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



Whilst every precaution has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and should not be relied upon for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The items shown in the floor plans have not been tested and no guarantee as to their operability or efficiency can be given.  
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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, fixture or fitting has been tested.