Robert Ellis

look no further...

Quarry Hill Road
Little Hallam, Ilkeston DE7 4DA

A SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE.

£335,000 Freehold

Robert Ellis are delighted to bring to the market this spacious and well presented four bedroom detached family house situated within this popular and established location.

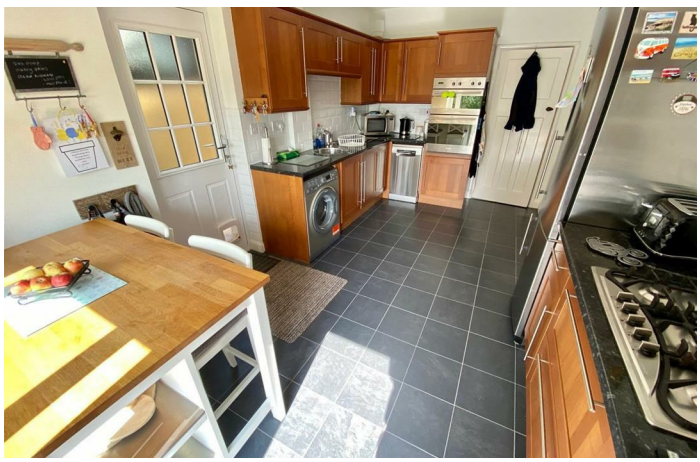
With accommodation over two floors comprising open porch to reception hallway, ground floor WC, living room, spacious sitting room and dining kitchen to the ground floor. The first floor landing then provides access to four bedrooms and a four piece bathroom suite.

Other benefits of the property include a recently re-fitted gas fired central heating combination boiler, re-laid front driveway and a complete re-fit of the windows and doors incorporating feature coloured front composite entrance door.

Further benefits can be found externally with the garden benefitting from a generous sized entertaining family garden with the benefit of a pitched roof timber summerhouse with UPVC double glazed French entrance doors, windows to the side, power and lighting, split halfway making an ideal playroom and utility area/study.

The property itself sits favourably within close proximity of the shops and services within the nearby town centres of Ilkeston, Stapleford and Beeston. There is also easy access to a good array of nearby schooling, transport links and the open spaces of Stanton by Dale and Dale Abbey.

We believe the property will make an ideal long term family home and highly encourage an internal viewing.



OPEN PORCH
With feature, recently replaced, coloured composite front entrance door.

ENTRANCE HALLWAY
15'10" x 7'8" (4.84 x 2.34)
Victorian style radiator, wooden flooring, feature stained glass windows surrounding the composite door, HIVE central heating system, staircase rising to the first floor, coving and internal doors to sitting room, living room and WC.

WC
5'6" x 2'11" (1.70 x 0.89)
Two piece suite comprising push flush WC and wash hand basin with swan neck mixer tap and feature brick effect tiled splashbacks, Victorian style radiator with towel holder, wall mounted mirror fronted bathroom cabinet, double glazed window to the side with fitted blind and tiled floor.

LIVING ROOM
13'5" x 12'0" (4.09 x 3.67)
Double glazed bay window to the front with fitted blinds, two Victorian style radiators, additional double glazed window to the side, coving, media points, wall light points and 1930s style bi-fold doors and be fully opened into the sitting room,

SITTING ROOM
24'6" x 10'7" (7.48 x 3.25)
Sliding double glazed patio doors opening out to the rear decked entertaining space, feature vertical radiator, additional double glazed window to the side with fitted Roman blind, additional Victorian style radiator, coving, media point, wall light points and feature inset to brick fireplace housing a multi fuel burner.

KITCHEN
16'7" x 10'4" (5.07 x 3.15)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll-top work surfaces. Inset circular bowl sink and matching drainer with mixer tap, brick effect tiled splashbacks, plumbing for washing machine and slimline dishwasher, integrated eye level oven/grill, space for full height fridge/freezer, fitted five ring gas hob with extractor canopy over, sliding double glazed patio doors opening out to the rear decked entertaining space with fitted roller blinds, additional Georgian style composite and double glazed side exit door, Victorian style radiator and TV point.

FIRST FLOOR LANDING
Access to all bedrooms and bathroom, coving and boiler cupboard housing the recently replaced gas fired central heating combination boiler (for central heating and hot water). Double glazed window to the rear with fitted blinds, storage cupboard and loft access point to a loosely boarded loft space via pull down ladders which is lit and insulated.

BEDROOM ONE
14'2" x 10'7" (4.33 x 3.25)
Double glazed window to the rear, Victorian style radiator and coving.

BEDROOM TWO
12'0" x 11'2" (3.67 x 3.41)
Georgian style double glazed window to the front with fitted roller blind, Victorian style radiator and coving.

BEDROOM THREE
14'3" x 6'3" (4.36 x 1.93)
Double glazed window to the front with fitted blinds, Victorian style radiator and coving.

BEDROOM FOUR
7'8" x 6'10" (2.34 x 2.09)
Double glazed Georgian style window to the front with fitted blinds, Victorian style radiator, coving and laminate flooring.

BATHROOM
8'9" x 5'10" (2.69 x 1.80)
Four piece suite comprising spa bath with mixer tap, wash hand basin with mixer tap, push flush WC and separate tiled and enclosed corner shower cubicle with mains ran shower. Spotlight, extractor fan, wall hung ladder chrome towel radiator, fully tiled walls and floor, double glazed window to the rear with fitted roller blind and wall mounted bathroom cabinet.

OUTSIDE TO THE FRONT
To the front of the property there is a recently re-laid tarmac driveway with block paved edging providing off-street parking for 2/3 vehicles. There is planted rockery housing a variety of bushes and shrubbery, recently re-fitted fencing with concrete post and gravel boards, side access leading around to the rear.

REAR GARDEN
Spanning a good depth, ideal for families, accessed initially from the two sets of sliding patio doors from the kitchen and the sitting room onto a spacious decked entertaining space overlooking the rest of the garden. A limestone pathway then leads down to the main part of the garden which is lawned, flanked with a variety of bushes and shrubbery to the boundary line, with timber fencing keeping it secure and enclosed. This then continues down to the foot of the plot with a further lawn and array of bushes and shrubbery. A real feature to the garden can be found halfway along via a decked and timber veranda balcony providing access to a garden summerhouse/office.

GARDEN SUMMERHOUSE/OFFICE
Split into two halves initially measuring 2.79 x 2.13 with double glazed French entrance doors, power, lighting and double glazed window to the side. A further door then provides access to the rear part which measures 2.83 x 2.33 could be used as a utility space or garden office.

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

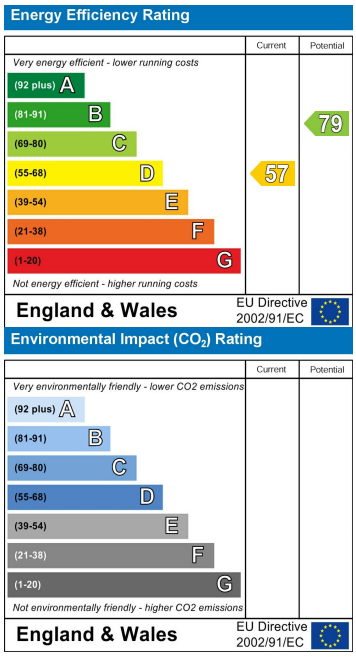
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and proceed as if heading in the direction of Trowell. Look for and take a left hand turn onto Moorbridge Lane and continue over the bridge onto Stanton Gate. Continue along and turn right at the traffic junction onto Lows Lane and proceed towards New Stanton, taking a right in the bend onto Quarry Hill Road. Proceed up the hill as if heading in the direction of Little Hallam and the property can be found on the left hand side identified by our For Sale board. Ref. 7165NH.

GROUND FLOOR
1079 sq.ft. (100.3 sq.m.) approx.

1ST FLOOR
786 sq.ft. (73.1 sq.m.) approx.

TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044