Robert Ellis

look no further. . .

Quarry Hill Road
Little Hallam, Derbyshire DE7 4DA

A THREE BEDROOM, THREE RECEPTION ROOM DETACHED BUNGALOW.

£475,000 Freehold

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We have great pleasure in offering for sale this substantial three bedroom, three reception room detached bungalow.

Built originally in the 1920's and sympathetically extended, retaining it's original charm and character, the current custodians of this property have updated and improved the accommodation with high quality fixtures and fitments throughout. For example, there is a bespoke fitted kitchen by Osbornes of Ilkeston which has a delightful breakfast area and an archway leading through to a large conservatory enjoying aspects over the beautifully presented rear gardens.

Other features include the guest double bedroom with en-suite bathroom (this could equally be used as the principal bedroom) and there is a luxury family shower room.

This property is great for entertaining as there is a sumptuous living room with archway opening to a sitting room. There is a separate dining room which could be utilised as a fourth double bedroom.

Situated on Quarry Road within Little Hallam, the property is set back from the road with an attractive enclosed forecourt with electric gated in and out driveway providing parking for up to three vehicles and a single garage. The rear gardens are impeccably maintained and offer a mature and colourful back drop to the property and include a recently built timber summerhouse.

Little Hallam is a small, residential suburb on the outskirts of the market town of Ilkeston and the area enjoys local amenities including primary school, regular bus service and, for those who enjoy the outdoors, open countryside and the nearby Derbyshire villages of Stanton by Dale and Dale Abbey are within easy reach. If you are looking to commute, the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway is approximately a 10 minute drive away.

This property offers spacious and adaptable single storey living, perfect for families and those looking to downsize without actually downsizing!

An internal viewing is highly recommended.

HALLWAY
A large "T" shaped central hallway providing access to all the rooms. Radiator, hatch and ladder to partially boarded loft. Double glazed front entrance door with side windows, small study area with further radiator.

LIVING ROOM
14'5" x 14'2" (4.4 x 4.33)
Radiator, double glazed French doors enjoying aspect over the rear garden, ornate archway leading to sitting room.

SITTING ROOM
14'0" x 10'11" (4.27 x 3.33)
Regency-style fire surround with inset coal effect gas fire. Radiator, leaded light glazed internal window to breakfast area.

DINING ROOM
13'5" into bay x 13'7" (4.10 into bay x 4.15)
This reception room could also be used as a fourth bedroom. Feature fire surround, radiator, internal window to hallway, double glazed bay window to the front.

KITCHEN
19'1" x 6'11" increasing to 8'8" (5.82 x 2.11 increasing to 2.65)
High quality bespoke fitted kitchen by Osbornes of Ilkeston including a comprehensive range of fitted wall, base and drawer units including a display unit and contrasting granite worktops and inset twin bowl sink unit. Built-in electric double oven, hob and extractor hood over. Integrated fridge, slimline dishwasher and concealed space and plumbing for washing machine and tumble dryer. Cupboard housing gas combination boiler (for central heating and hot water). Partial vaulted ceiling with two Velux double glazed roof windows, archway leading through to conservatory, open to breakfast area.

BREAKFAST AREA
9'6" x 4'1" (2.9 x 1.25)
Radiator, vaulted ceiling with Velux double glazed roof windows, double glazed windows, double glazed French doors open to the rear garden.

CONSERVATORY
14'9" x 14'2" at widest point (4.5 x 4.34 at widest point)
Two radiators, double glazed windows, double glazed French doors opening to the rear garden.

BEDROOM ONE
13'7" x 12'0" plus bay (4.15 x 3.66 plus bay)
Fitted bedroom furniture including wardrobes, drawers and bedside cabinets. Eye level units and display shelves. Radiator, double glazed bay window to the front.

GUEST BEDROOM TWO
18'0" x 9'8" reducing to 6'6" (5.5 x 2.95 reducing to 2)
Dressing space, radiator, double glazed window to the rear. Door to en-suite.

EN-SUITE
10'11" x 5'0" (3.35 x 1.54)
Incorporating a modern three piece suite comprising floating wash hand basin with vanity unit, low flush WC with concealed cistern, shaped bath with waterfall mixer taps and thermostatically controlled twin rose shower system. Partially tiled walls, heated towel rail, double glazed window.

BEDROOM THREE
8'6" x 7'11" (2.60 x 2.43)
Fitted wardrobes, radiator, double glazed window to the front.

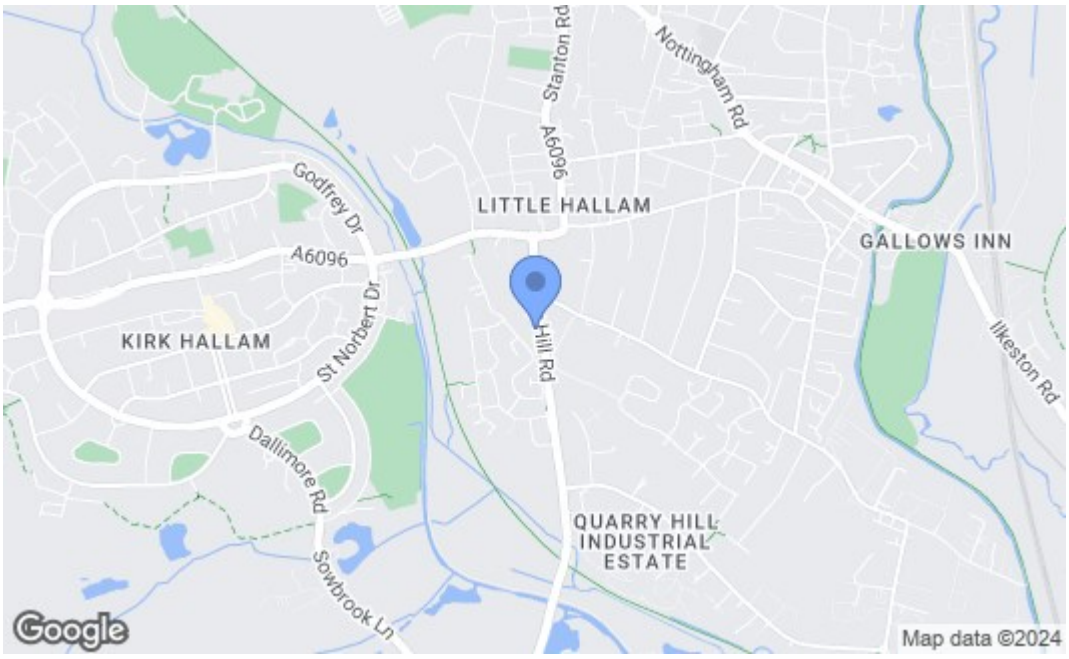
SHOWER ROOM
8'6" x 8'3" (2.6 x 2.53)
Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, walk-in shower enclosure with electronically operated thermostatic shower. Fitted storage cabinets, heated towel rail, internal window to en-suite.

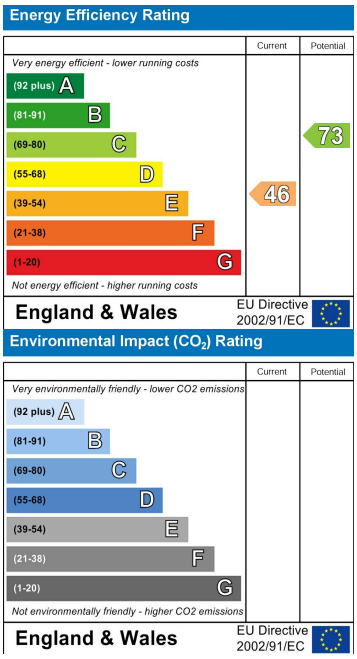
EXTERNAL LOBBY
Wrought iron gate to the front giving access to the side elevation and utility closet with light and power, providing ideal storage for freezer.

OUTSIDE
To the front, the property enjoys a wide frontage which is walled-in with wrought iron electric remote controlled gates leading to an in and out driveway with an additional pair of wrought iron gates and parking for at least three vehicles. This also gives access to the single attached garage.

TO THE REAR
The property enjoys a particularly good sized and private garden with a variety of themed areas. There is a generous terraced patio beyond the conservatory (great for al fresco dining) and a matching pathway runs around the rear elevation of the property. There are steps leading to the lower garden, a section of which is laid to lawn with a central circular feature paved area. There is an abundance of specimen evergreen shrubs giving colour all year round. There are deep set flowerbeds. A stepped path meanders down into the far corner of the property where there is a recently constructed timber-built summerhouse and there is a pergola covered pathway running along the boundary fence. There is a small storage area to one side of the property and also behind the summerhouse and to the other side of the property there is a concealed garden shed and pathway with wrought iron gate leading to the forecourt.

COUNCIL TAX
Erewash Borough Council Band F.





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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