Robert Ellis

look no further. . .

Shipley Common Lane
, Ilkeston DE7 8TR

A LATE 1800'S SPACIOUS ONE OF A KIND FOUR BEDROOM DETACHED FAMILY HOUSE SITTING ON THE ENTRANCE TO SHIPLEY COUNTRY PARK.

£415,000 Freehold

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With generous accommodation over two floors comprising entrance hallway, bay fronted sitting room and dining room, breakfast room, kitchen, conservatory and four piece bathroom to the ground floor. The first floor landing then provides access to four bedrooms, separate shower room with the principal bedroom benefitting from an en-suite shower room.

Other benefits to the property include gas fired central heating from combination boiler, double garage and generous gardens/grounds surrounding the property.

The property itself sits on the edge of the countryside right on the doorstep to Shipley Country Park yet remaining within close proximity of the shops and services within Ilkeston town centre, nearby transport links, schooling and healthcare arrangements.

If you are looking for a property that offers something different to the norm then we would highly encourage an internal viewing not only to appreciate the size of the accommodation on offer but also the once in a lifetime opportunity to sit within this beautiful location.

ENTRANCE HALLWAY
18'6" x 7'1" (5.66 x 2.17)
Panel entrance door, three double glazed windows to the side with stained glass to panels, tiled floor, radiator, loft hatch, alarm control panel and panel and glazed door to the dining room.

DINING ROOM
14'7" x 13'11" (4.46 x 4.25)
Double glazed bay window to the front with stained glass top panels, two radiators, beamed ceiling, router points and decorative archway to the sitting room.

SITTING ROOM
17'7" x 12'0" (5.37m x 3.67m)
Matching to the dining room double glazed bay window to the front with stained glass top panels, two radiators, beamed ceiling, media point, wall light points, French doors to the breakfast room, Cornish slate and tiled fireplace incorporating gas fire and opening to the understairs storage area/bar.

UNDERSTAIRS STORAGE AREA/BAR
8'7" x 3'3" (2.64 x 1.00)
Offering a unique space under the stairs currently used as a bar area serving through to the dining room.

INNER LOBBY
3'3" x 2'9" (1.00 x 0.84)
With radiator, staircase rising to the first floor, electric meter box and sliding door to the kitchen.

KITCHEN
16'1" x 9'2" (4.92 x 2.81)
The kitchen comprises a matching range of fitted base and wall storage cupboards with ample worktop space, fitted four ring CDA gas hob with extractor over, integrated eye level double oven/grill, plumbing for dishwasher, corner carousel cupboards, in-built one and a half bowl porcelain sink unit and drainer with swan neck mixer tap and tiled splashbacks, personal access door to conservatory and breakfast room, double glazed window to the side with fitted blinds and door to the lower lobby.

LOWER LOBBY
2'10" x 2'8" (0.87 x 0.82)
Double glazed window to the side with fitted blinds and door to the ground floor bathroom.

GROUND FLOOR BATHROOM
9'1" x 9'1" (2.78 x 2.77)
Four piece suite comprising free standing bath with Victorian style mixer tap and handheld shower attachment, wash hand basin with mixer tap and double storage cupboards beneath, corner shower cubicle with splashboards and mains shower and low flush WC. Double glazed window to the side with fitted blinds, radiator, part wall tiling.

BREAKFAST ROOM/STUDY AREA
With radiator and double glazed French doors leading out to the rear garden with fitted blinds.

CONSERVATORY
14'9" x 12'8" (4.50 x 3.87)
Brick and double glazed construction with glass roof, fitted blinds, French doors opening out to the rear garden, mains radiator, electric ceiling fan, tiled floor and media points.

FIRST FLOOR LANDING
Internal doors to all bedrooms and shower room.

BEDROOM ONE
14'4" x 9'2" (4.39 x 2.80)
Two double glazed windows to the side, radiator and a range of fitted bedroom furniture. Door to the en-suite.

EN-SUITE
8'4" x 6'0" (2.55 x 1.85)
Three piece suite comprising corner shower cubicle with mains shower, low flush WC and wash hand basin with storage cupboards beneath, double glazed window to the side and radiator.

BEDROOM TWO
14'2" x 12'1" (4.34 x 3.69)
With double glazed window to the front overlooking beautiful open space owned by the Derbyshire Wildlife Trust.

BEDROOM THREE
14'8" x 11'11" (4.49 x 3.65)
Double glazed windows to the front and side with stained glass top panels, radiator and useful over the stairs storage cupboard.

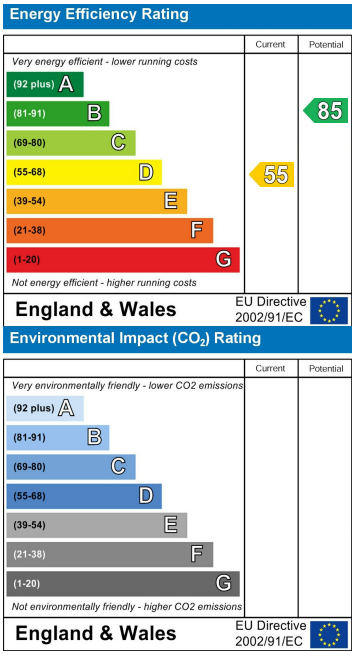
BEDROOM FOUR
12'1" x 5'10" (3.69 x 1.79)
Double glazed window to the rear and radiator.

SHOWER ROOM
5'5" x 4'11" (1.66 x 1.52)
Modern white three piece suite comprising corner shower cubicle with mains shower, push flush WC and wash hand basin with mixer tap and storage cupboards beneath. Splashboards to all walls, wall mounted bathroom cabinet with mirror.

OUTSIDE
To the front of the property running along side with the road is a small area in front of the double garage potentially for off-street parking, raised and planted flowerbeds housing a variety of bushes and shrubbery and paved pathway and access to the front entrance door. The property grounds then run to the side and rear offering a high degree of privacy and screening incorporating various sections including a sunny paved patio area ideal for entertaining with decorative plum slate chippings and raised and planted flowerbeds, there is a side lawn which runs down the side of the property to a vegetable patch making this an ideal for growing your own fruit and vegetables. Within the garden there is also one external water supply, greenhouse, planted rockery, Horse Chestnut tree and further well designed and shaped lawns, patio and planted array of bushes, shrubs, specimen trees and plants. An external power supply, lighting points and access gates leading back around to the front. Within the rear garden there is also a good size storage shed measuring 4.21 x 2.85 with personal access door from the garden and rear window.

DOUBLE GARAGE
21'11" x 16'4" (6.70 x 5.00)
With electrically operated remote controlled front door, personal access door and window to the rear, electric car charging point, power and lighting points.

DIRECTIONAL NOTE
Upon leaving Ilkeston from the Chalons Way roundabout proceed as if heading in the direction of Shipley. Take an eventual left hand turn at the traffic junction onto Shipley Common Lane and proceed to the bend in the road. Look for and take a right turn (back onto Shipley Common Lane) and the property can be found at the end of the road on the left hand side. Ref. 7179NH.



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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