Robert Ellis

look no further. . .

Nursery Hollow
Little Hallam, Ilkeston DE7 4LQ

A SPLIT LEVEL FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE

£495,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, THIS IMMACULATE AND SPACIOUS SPLIT LEVEL FOUR DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, SET WITHIN A GENEROUS PLOT HAVING A SUNNY SOUTH WESTERLY ASPECT TO THE REAR.

The split level accommodation comprises entrance hall with useful store cupboard and separate w.c. leading through to an open plan designer kitchen incorporating a central island with views over the rear elevation. This in turn leads through to a 'L' shaped open plan lounge/diner with separate snug area. There is then a doorway providing access to an inner hallway leading to three good size bedrooms, the master with dressing area and en suite shower room and additional four piece family bathroom incorporating freestanding bath. From the kitchen there is a feature Italian spiral staircase providing access to the ground floor accommodation which comprises a further lounge/sitting room, currently comprising study space, lower hallway with access to the workshop/boiler room, additional bedroom and reduced height dressing room/study.

Externally, the property is approached by double opening gates providing ample secure off-street parking and gardens to the front, side and rear comprising an elevated deck making the most of the south westerly views.

The property is well located and within the catchment for St Thomas Infant and Junior School and St John Houghton Secondary School. There is also easy access to fantastic nearby transport links including the recently re-opened Ilkeston Train Station.

Other benefits to the property include a Mitsubishi air conditioning unit in the living room, solid oak flooring throughout the entrance hallway and living room, floor to ceiling windows in the dining area, polished porcelain floor tiles incorporating electric under-floor heating in the kitchen, designer radiators, Italian walnut spiral staircase, house alarm and oak internal doors throughout.

Seldom do such properties as this come to the market in the local area and we highly recommend an internal viewing to appreciate the effort and expense that the current owners have lovingly put into the property.

ENTRANCE HALL
12'4" x 5'8" (3.76 x 1.73)
Composite and double glazed front entrance door with double glazed side windows to each side, radiator, solid oak flooring, spotlights, smoke alarm and a useful cloaks/storage cupboard which also houses the control for the alarm system. Oak doors to kitchen, snug, cloaks/w.c. and store room.

CLOAKS/W.C.
6'3" x 4'0" (1.92 x 1.23)
A modern two piece suite comprising push-flush w.c. and wash hand basin with mixer tap. Tiled walls to dado height, ceramic tiled floor, spotlights, heated towel radiator, extractor fan, UPVC double glazed obscure window to the side.

OPEN PLAN LOUNGE/DINER
27'7" x 12'11" (8.43 x 3.96)
Feature slate 'media' wall including a recessed Fabia Optimyst flame effect fireplace, recently fitted Mitsubishi air conditioning unit, which can be used for both cooling and heating, space for a wall mounted 65" t.v., solid oak flooring, brick slip feature wall, floor to ceiling windows to the rear with fitted blinds, three radiators, spotlights and media points.

SNUG
12'4" x 9'8" (3.76 x 2.97)
Further solid oak flooring to match the lounge/diner, spotlights and opening through to the living/dining space.

KITCHEN/BREAKFAST ROOM
24'4" x 17'5" (7.42 x 5.33)
Fitted with a designer 'Metris' kitchen featuring range of modern matching base and eye level kitchen units with ample black forest granite worktops from Brazil and matching upstands, fitted five ring 'Bosch' induction hob with extractor canopy over, 'Hotpoint' double fitted eye level oven and microwave with full height cooker splashback, central kitchen island with matching black forest granite worktops and breakfast bar, inset copper sink unit with swan-neck mixer tap and inset drainer, fitted integrated Bosch dishwasher. Polished porcelain floor tiles incorporating electrically operated two zone under-floor heating, vertical designer radiator, recessed LED lighting, two UPVC double glazed picture windows to the side elevation and UPVC wide opening double glazed French doors making most of the views to the rear with fitted blinds, providing access to the raised decked entertaining area. Feature extra wide Italian walnut spiral staircase providing access to the lower level with two UPVC double glazed windows. Feature toughened glass balustrade providing natural light.

INNER HALLWAY
15'5" x 4'7" (4.72 x 1.41)
Doors to three good size bedrooms and family bathroom, airing cupboard, spotlights, and loft hatch with pull-down ladders to a boarded, lit and insulated loft space.

PRINCIPAL BEDROOM
17'1" x 11'5" (5.21 x 3.5)
A spacious principal suite with separate dressing area, two UPVC double glazed picture windows with fitted blinds, t.v. point, recessed LED ceiling spotlights and two radiators.

SEPARATE DRESSING AREA
9'10" x 9'7" (3 x 2.93)
Further double glazed windows and fitted blinds.

EN SUITE
8'0" x 6'11" (2.46 x 2.11)
Three piece suite comprising a large walk-in wet room/shower cubicle, push-flush w.c. and designer sink with mixer tap and storage cupboards. Ceramic tiled floor, heated towel radiator, LED lighting within the floating ceiling and additional ambient colour lighting. Fully tiled walls and floor, double glazed window to the side, useful inset bathroom shelving and wall mounted lit bathroom mirror.

BEDROOM 2
12'0" x 11'4" (3.68 x 3.47)
UPVC double glazed window with fitted Roman blinds and radiator.

BEDROOM 3
12'0" x 10'2" (3.68 x 3.11)
UPVC double glazed window, with fitted Roman blinds and radiator.

FAMILY BATHROOM
8'9" x 8'0" (2.69 x 2.45)
Comprising a white four piece suite, with stand-alone bath incorporating central waterfall style mixer tap, separate glass shower enclosure with 'super soaker' shower head, designer wash hand basin with central waterfall style mixer tap and push-flush w.c. Tiled walls and ceramic tiled floor, heated towel radiator and spotlights. UPVC double glazed obscure window to the side.

LOWER LIVING ROOM/STUDY
19'11" x 7'6" (6.08 x 2.3)
A handy second living room, incorporating a double glazed floor to ceiling window to the front with fitted blinds, spotlights, media points and door to:

LOWER HALLWAY
11'11" x 3'9" (3.64 x 1.16)
Doors into the lower ground floor bedroom, cloaks cupboard and workshop/boiler room, 2 spotlights and smoke alarm.

BEDROOM 4
20'0" x 7'8" (6.12 x 2.35)
A generous fourth bedroom incorporating double glazed window to the front with fitted blinds, t.v. point, radiator and door to:

DRESSING ROOM/STUDY
9'11" x 7'1" (3.03 x 2.18)
With restricted head height and currently being used as internal office space.

WORKSHOP/BOILER ROOM
12'11" x 8'0" (3.95 x 2.45)
Useful storage space with separate alarm sensor, power, lighting and side door to rear courtyard. Wall mounted combination condensing gas central heating boiler.

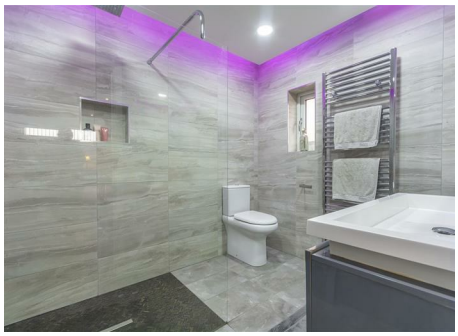
UNDER-HOUSE STORAGE ROOM
41'0" x 12'5" (12.5 x 3.8)
Lighting points and subject to further relevant approvals could be developed to add a very large space incorporating additional living space or bedrooms.

OUTSIDE
The house is situated at the end of a quiet residential cul de sac, set well back from the road, accessed via a pedestrian entrance gate and double opening gates to the driveway. The front comprises a side tarmac area which could be further enhanced to provide additional parking if needed. There is a raised and planted rockery area incorporating a variety of mature bushes and shrubbery and a side access gate providing access to the rear. From the front, a pedestrian gate provides a block paved pathway to the front entrance door. The side garden also then comprises a lawned section, enclosed by timber fencing with concrete post and gravel boards, also comprising a variety of mature shrubbery. To the side of the house is an ample block paved forecourt providing off-street parking for up to seven vehicles, protected by double opening gates. The block paved driveway then provides access to the rear part of the garden which is predominantly laid to lawn with mature hedgerow to the boundary line, with steps then leading up to the raised and elevated entertaining decked area with feature inset lighting and access via the double opening French doors into the kitchen. Ample storage can be found underneath the decked area for garden furniture and equipment etc. To the side of the decking area is a private lower level space, ideal for a hot tub with electric and water feed.

360 VIDEO TOUR
https://viewer.evry360.com/robert-ellis-stapleford/42-nursery-hollow-ilkeston-de7-4lq/vr.htm?config=./tour.json

DIRECTIONAL NOTE
From the main Ilkeston roundabout, proceed along Stanton Road in the direct of Little Hallam, taking an eventual right hand turn onto Appleby Close. At the 'T' junction, turn left onto Nursery Hollow and proceed to the end of the cul de sac where the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7120nh



BASEMENT LEVEL
748 sq.ft. (69.5 sq.m.) approx.

GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.

TOTAL FLOOR AREA : 1917 sq.ft. (178.1 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.
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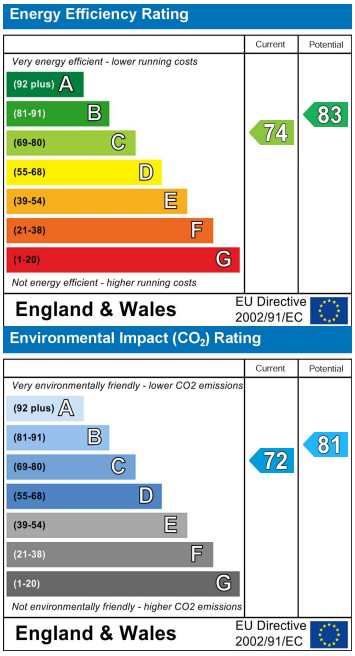

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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