



Nursery Hollow  
Ilkeston, Derbyshire DE7 4LQ

**£450,000 Freehold**

AN INDIVIDUALLY DESIGNED AND BUILT,  
FOUR BEDROOM, TWO BATHROOM,  
THREE TOILET DETACHED FAMILY HOUSE





ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS INDIVIDUALLY DESIGNED AND BUILT, FOUR DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, SITUATED WITHIN A QUIET CUL DE SAC OF JUST SEVEN PROPERTIES.

Constructed to an extremely high standard, by an award winning local developer in 2015, the property boasts a wealth of features such as a double driveway to double garage via electric door, under-floor heating to the ground floor, built-in Neff appliances, high quality LVT flooring and a south facing, low maintenance rear garden.

The property is being brought to the market purely down to a relocation of jobs by the current owner, who has thoroughly enjoyed residing in the house since its construction in 2015.

With accommodation over two floors comprising entrance hall, living room, family room, open plan living/dining/kitchen, utility room and cloaks/w.c. to the ground floor. The first floor landing provides access to four double bedrooms, the principal with en suite facilities and family bathroom with his and hers feature wash basins.

Other benefits to the property include gas central heating, under-floor heating to the ground floor, double side by side off-street parking, double garage, double glazing and easy to maintain gardens with high quality artificial turf.

The property itself, as previously mentioned, sits within this sought after and quiet cul de sac of individually designed and built houses, within easy access of the shops and services afforded in Ilkeston town centre. There is also easy access to a good array of nearby transport links including the A606, M1 and Ilkeston train station and an array of nearby schooling, open spaces and healthcare facilities.

We believe the property would make an ideal long-term family home and encourage an internal viewing in order to appreciate the size and quality of accommodation on offer.



## ENTRANCE HALL

21'5" x 7'4" (6.54 x 2.26)

UPVC panel and double glazed front entrance door with double glazed windows to either side of the door, high quality LVT flooring with under-floor heating, personal access door to the double garage, turning staircase with glass balustrade rising to the first floor, spotlights, alarm control panel, under-floor heating control and internal doors to living room and dining/breakfast kitchen.

## LIVING ROOM

19'8" x 11'5" (6.01 x 3.49)

Double glazed window to the front, two double glazed windows to the rear with fitted Roman blinds, media points and under-floor heating. Double doors to the family room.

## FAMILY ROOM

14'11" x 11'5" (4.57 x 3.5)

Double glazed French doors and side windows opening out to the rear garden, with fitted 'Perfect Fit' blinds, media points and opening through to the open plan family dining kitchen.

## DINING KITCHEN

19'7" x 15'5" (5.97 x 4.71)

Comprehensive range of matching fitted soft closing wall, base and drawer units with granite work surfacing and matching breakfast bar space, inset 1½ bowl sink unit with central mixer tap and draining area, integrated dishwasher, fitted four ring Neff induction hob with extractor canopy over, eye level fitted oven and Neff combination microwave, inbuilt fridge/freezer, pan drawers, high quality LVT flooring with under-floor heating, ample space for dining table and chairs, double glazed windows to the side and rear with fitted 'Perfect Fit' blinds, double glazed French doors opening out to the rear garden, also with fitted 'Perfect Fit' blinds, additional UPVC panel and double glazed side exit door to the pedestrian pathway, door back to the hallway, useful understairs storage cupboard, recessed spotlights and internal doors to w.c. and utility space.

## UTILITY ROOM

8'6" x 8'1" (2.6 x 2.48)

Fitted base storage cupboards with square edge work surface space above, incorporating single sink and drainer with mixer tap and draining board, plumbing for washing machine, space for tumble dryer, heating thermostat, double glazed window to the front with fitted 'Perfect Fit' blinds, extractor fan, high quality LVT flooring with under-floor heating and spotlights.

## CLOAKS/W.C.

6'10" x 4'1" (2.1 x 1.25)

Modern white two piece suite comprising push-flush w.c. and wash hand basin with mixer tap and storage cupboards beneath, high quality LVT flooring with under-floor heating, recessed spotlights and extractor fan.

## FIRST FLOOR LANDING

Double glazed window to the front with fitted Roman blind, radiator, recessed spotlights, airing cupboard, storage cupboard with shelving, and loft access point to an insulated and lit loft space.

## BEDROOM 1

13'4" x 12'10" (4.08 x 3.92)

Double glazed French doors leading out to a Juliet style balcony with feature glass balustrade and 'Perfect Fit' blinds, t.v. point, radiator and fitted full width sliding door wardrobes. Door to en suite.

## EN SUITE

9'4" x 3'10" (2.86 x 1.19)

Modern three piece suite comprising walk-in tiled shower cubicle with glass

sliding shower screen with dual drench head shower attachments, wash hand basin with mixer tap and storage cupboards beneath and push-flush w.c. Partially tiled walls, double glazed window to the side, wall mounted heated chrome ladder towel radiator, recessed spotlights, extractor fan and tiled floor.

## GUEST BEDROOM 2

14'9" x 11'5" (4.52 x 3.48)

Double glazed window with fitted Roman blind, radiator and fitted mirror fronted sliding door wardrobes.

## BEDROOM 3

12'4" x 11'9" (3.78 x 3.59)

Double glazed window overlooking the rear garden and radiator. Fitted sliding door mirror fronted wardrobes.

## BEDROOM 4

13'10" x 8'2" (4.23 x 2.49)

Double glazed window to the front and radiator.

## BATHROOM

11'8" x 6'11" (3.57 x 2.11)

Modern four piece suite comprising separate panel bath with mixer tap, walk-in tiled shower cubicle with glass shower screen and dual drench head mains fed shower over, his and hers wash basins with twin mixer taps and storage cupboards beneath, partially tiled walls, two wall mounted heated chrome ladder towel radiators, recessed spotlights, extractor fan and double glazed window to the side.

## OUTSIDE

To the front of the property is a double side by side block paved driveway providing parking for two cars, in turn leading to the garage via electrically operated door. There is a matching pathway providing access to the front entrance door and planted and gravel boards. There is also external lighting and pedestrian access leading down the side of the property. The rear garden is designed for ease of maintenance, being enclosed by timber fencing. There is a good size high quality artificial lawn, good size paved patio area, ideal for entertaining, planted flower borders housing a variety of bushes and shrubbery, external lighting points and water tap.

## DIRECTIONAL NOTE

From our Stapleford branch, 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 towards Stanton by Dale. Continue along onto Lows Lane and proceed round the bend in the road at New Station on Quarry Hill. Continue along Quarry Hill reaching the mini-roundabout adjacent to the Bulls Head and turn right onto Stanton Road. Take a left turn after the bend onto Appleby Close and at the 'T' Junction left onto Nursery Hollow. Take the next left into the cul de sac of Nursery Hollow and follow the private street sign, identifying access to the property for sale and by our For Sale Board.

Ref: 7280nh

## DOUBLE GARAGE

Accessed via a remote control electrically operated roller door with power, lighting, useful top storage space, rear access door and wall mounted gas fired central heating boiler.

## AGENTS NOTE

The current vendors have looked into the possibility of converting the loft to incorporate a master bedroom, en suite and walk-in wardrobe facility, accessed via a returning matching staircase from the landing and at the time the approximate cost to do so was £35,000.





GROUND FLOOR  
1119 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 1956 sq.ft. (181.7 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 Metrepro (2021)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.