Robert Ellis

*look no further. . .*

# Wynyard Close
## Shipley View, Ilkeston DE7 9JG

A MODERN FOUR BEDROOM DETACHED FAMILY HOME.

**£335,000 Freehold**

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Tucked away towards the head of a small cul de sac can be found this modern four bedroom detached family home. This property has been particularly well maintained and improved over the years and comes to the market in a ready to move into condition, offering a generous space ideal for growing families.

Features include en-suite shower room to the principal bedroom, two generous reception rooms, useful cloaks/WC, double glazed conservatory, double glazed windows throughout and gas fired central heating served from a boiler replaced in 2022.

Situated within this highly regarded residential suburb known as 'Shipley View'. As the name suggests, the estate is on the doorstep of Shipley Country Park. The property is within walking distance of this large open space of 700acres and 20 miles of paths and bridleways, including the Nutbrook Trail.

Parking is provided for two cars at the front with an integral garage and an attractive private easy to maintain rear garden.

Internal viewing is recommended.

ENTRANCE HALL
Double glazed window and front entrance door, radiator, stairs to the first floor.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC, double glazed window.

LIVING ROOM
16'3" x 11'6" (4.97 x 3.53)
Radiator, double glazed square bay window to the rear.

DINING/SITTING ROOM
11'0" x 8'3" (3.36 x 2.54)
A versatile room which is currently used as a second sitting room and home office, radiator, double glazed window to the front.

KITCHEN
13'1" x 9'6" (4 x 2.9)
Incorporating a range of modern fitted wall, base and drawer units, roll edge work surfacing and inset single bowl sink unit with single drainer, electric/gas cooker with extractor hood over, plumbing and space for washing machined and dishwasher, further appliance space, radiator, double glazed window and door to the conservatory.

CONSERVATORY
21'7" x 9'6" (6.58 x 2.91)
uPVC double glazed windows with double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Accessed from a dogleg staircase with double glazed window. Loft hatch and built-in airing cupboard with hot water cylinder.

BEDROOM ONE
13'0" x 8'5" (3.98 x 2.57)
Fitted wardrobes to one wall, radiator, double glazed window to the front. Door to en-suite.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with electric shower. Partially tiled walls, radiator, double glazed window.

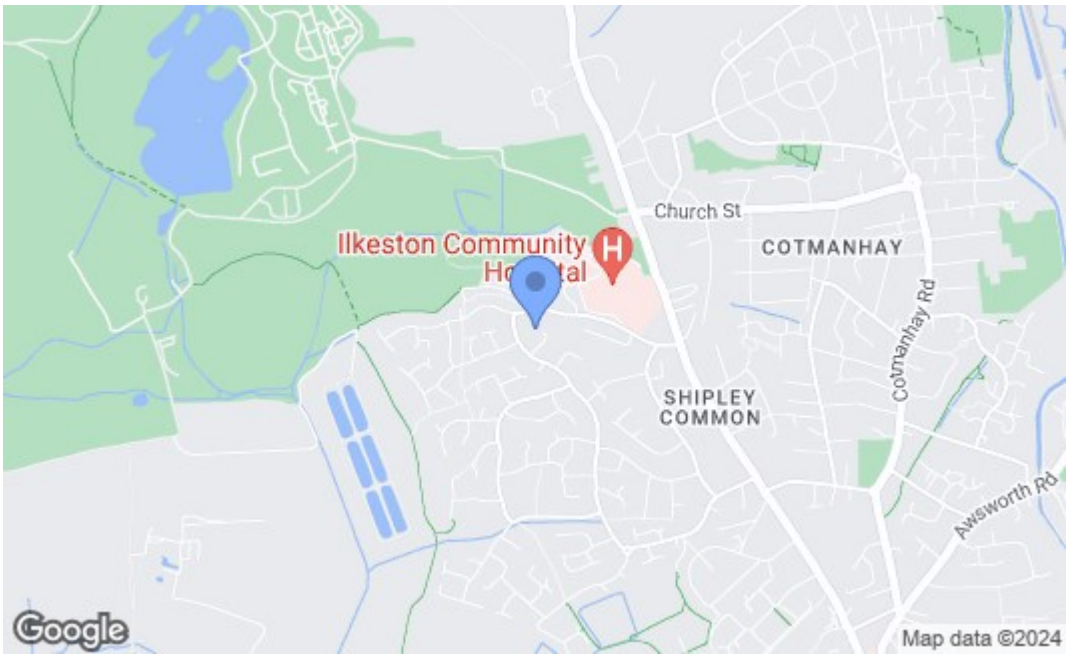
BEDROOM TWO
10'6" x 9'8" (3.22 x 2.97)
Fitted wardrobes, radiator, double glazed window to the rear.

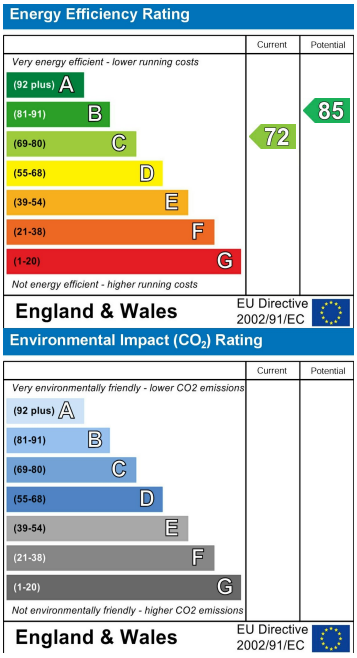
BEDROOM THREE
10'8" x 8'3" (3.26 x 2.54)
Radiator, double glazed window to the rear.

BEDROOM FOUR
9'3" x 6'7" increasing to 8'8" (2.84 x 2.01 increasing to 2.66)
Radiator double glazed window to the front.

FAMILY BATHROOM
7'8" x 5'0" (2.34 x 1.53)
Three piece suite comprising wash hand basin, low flush WC, bath with electric shower and thermostatically controlled shower. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated towards the head of a small cul de sac with an open plan forecourt finished in block paving providing car parking for two vehicles. This is flanked to one side by green shrub bed and to the other by a section of garden laid to lawn. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is enclosed and attractively landscaped with ease of maintenance in mind and offering a degree of privacy. The garden comprises a patio area, gravel beds, gently terraced with a variety of well tended shrubs and trees enhancing privacy.




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.