



Quarry Hill Road  
Ilkeston, Derbyshire DE7 4DA

AN EXTENDED THREE BEDROOM  
DETACHED FAMILY HOME.

**£340,000 Freehold**



Situated on an elevated position can be found this traditional and extended three bedroom detached family home.

This particularly well presented property comes to the market in a ready to move into condition, with features including : fitted kitchen with a high quality range of units with Quooker water tap; separate utility room and cloaks/WC; gas central heating served from a condensing boiler system, double glazed windows throughout.

Offering generous accommodation to the ground floor due to the extension, with a central hallway, through lounge enjoying aspects to the front and rear, and separate dining room. There are three well proportioned bedrooms, family bathroom and separate WC to the first floor.

Set back from the roadside with a rising driveway and forecourt providing parking for several vehicles, with external double electric socket currently used as EV charging point. One of the main features of this property is the substantial rear gardens with tiered landscaping, two large terraced patio areas, the lower patio enjoys morning and early afternoon sunshine, the upper one one enjoys the afternoon and evening sunshine, there are further gardens beyond with various beds and vegetable plot. There is also a substantial garden shed and greenhouse.

Situated in this highly regarded non-estate position, a short walk to Hallam Fields Junior School, with other schools for all ages close by. The market town of Ilkeston is also within easy reach which has an array of shops and facilities. There are Tesco, Morrisons and train station, as well as good road networks leading to other areas. For those who enjoy the outdoors, access to the Nutbrook Trail and open countryside is also close to the property.

An internal viewing is highly recommended.



## ENTRANCE HALL

Double glazed front entrance door, double glazed bay window to the front, stairs to the first floor, radiator, doors to living room and dining room.

## LIVING ROOM

26'8" x 10'7" (8.15 x 3.25)

A light and airy room with two radiators, double glazed windows to the front and side, and double glazed patio doors to the rear garden.

## DINING ROOM

11'7" x 11'6" (3.55 x 3.51)

Radiator, double glazed window to the front, door to kitchen.

## KITCHEN

10'10" x 8'10" (3.32 x 2.71)

Incorporating a high quality range of fitted wall, base and drawer units with corean worktops and corean full height matching splashbacks. Inset single bowl sink unit with fitted Quooker boiling tap, built-in electric oven, gas hob, extractor hood over. Integrated fridge and dishwasher. Understairs store cupboard, radiator, double glazed window, door to utility room/WC.

## UTILITY

8'11" x 7'6" (2.72 x 2.31)

Wall and base cupboards with work surfacing and inset single bowl sink unit with single drainer. Plumbing and space for washing machine and separate dryer, cupboard housing condensing gas boiler (for central heating and hot water). Double glazed window and door to the rear, door to cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC.

## FIRST FLOOR LANDING

Double glazed window, radiator, hatch and ladder to boarded loft.

## BEDROOM ONE

11'7" x 10'11" (3.54 x 3.34)

Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator, double glazed window to the front.

## BEDROOM TWO

10'11" x 10'8" (3.35 x 3.26)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'11" x 7'6" (2.73 x 2.29)

Radiator, double glazed window to the rear.

## BATHROOM

Incorporating a two piece suite comprising wash hand basin, corner bath with electric shower over. Built-in airing cupboard, hot water cylinder. Towel rail, double glazed window.

## SEPARATE WC

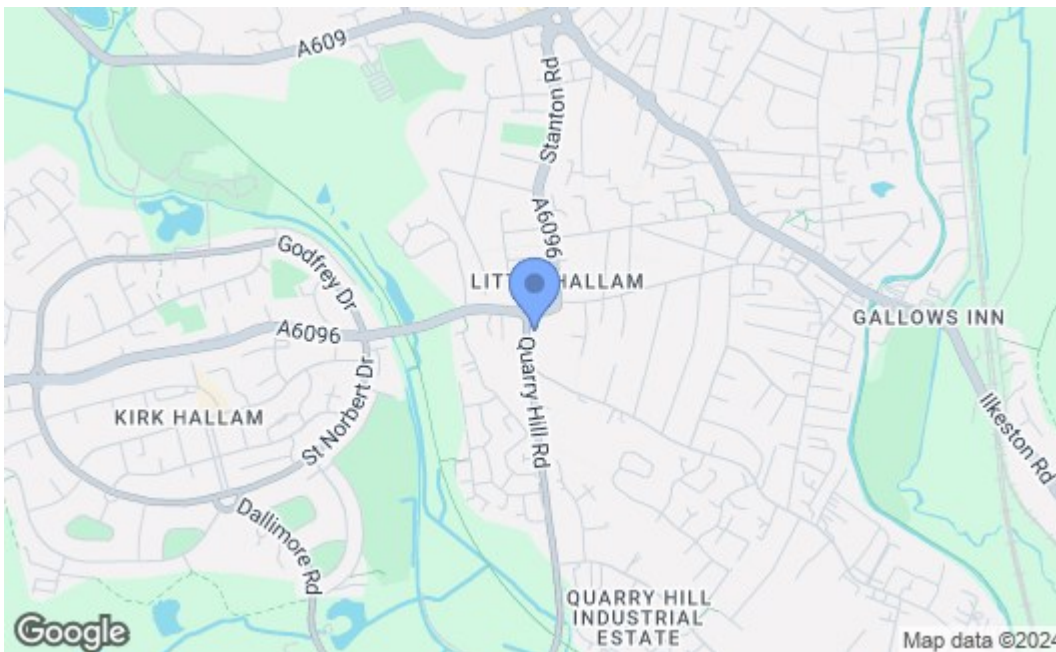
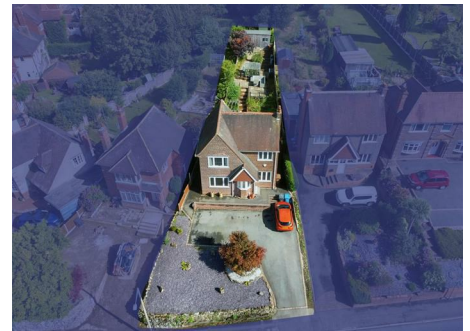
Housing a low flush WC, double glazed window.

## OUTSIDE

The property is set back from the road in an elevated position with a garden having a retaining stone wall inset with ornamental broken slate bedding with a contrasting gravel bed and specimen tree. The driveway and forecourt provides parking for several vehicles, with external double electric socket currently used as EV charging point. There is gated access to both sides of the house leading to the rear garden. The expansive rear gardens have been landscaped with a number of tiered sections and there is a generous patio beyond the rear elevation, raised fish pond and retaining wall with steps and gate leading to the next tier. This offers an attractive patio area which has been designed to catch the afternoon and evening sun. There are raised planters and further gate and steps leading to the further garden which has raised planters, vegetable plot and a substantial garden shed.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.