



**West End Crescent
Ilkeston, Derbyshire DE7 5GJ**

**AN IMPRESSIVE FIVE BEDROOM DETACHED
HOUSE WITH ONE BED SELF-CONTAINED
ANNEX.**

Offers Over £640,000 Freehold



Situated within one of Ilkeston's premier addresses can be found this substantial five bedroom detached family residence with a one bed self contained ground floor annex with its own address (21A) and Council Tax Banding which can be rented out.

This impeccably presented and maintained property comes to the market in a ready to move into condition offering surprisingly spacious and stylish modern interior which offers a fantastic flexibility for families of all ages.

Upon entering the property, you are welcomed into a spacious hallway with feature staircase and your eyes are drawn immediately through to the living family dining kitchen at the rear of the property. This offers a high quality range of fitted kitchen units with built-in appliances, including three ovens, microwave, full size fridge and separate freezer, dishwasher, impressive central island unit with induction hob and integrated extractor fan system. This is a great place for socializing and entertaining, with sitting and dining areas, both with bi-fold doors opening to a composite raised terraced deck - great for alfresco dining and relaxing, positioned to enjoy great views of the garden and fields beyond.

Leading off from this space gives access to a private annex with double bedroom, en-suite shower room and living kitchen which has French doors opening to a private decked area that links through to the main decking. This space is great for dependent relative, friends and family who visit often, teenagers or ideal for those looking to work from home with a separate space away from the main household.

Also leading off from the kitchen by a pocket door is a useful utility room and a further pocket door leads to a shower room and WC. If you are looking to escape from your busy household, there is a front reception room. Rising to the first floor, the landing provides access to five well proportioned bedrooms and a luxury four piece family bathroom with slipper bath. The rear bedrooms have Juliet balconies enjoying views over the garden and beyond. Situated towards the end of this no-through road in this highly regarded residential suburb, the rear boundary backs onto sports fields, is within walking distance of Rutland Recreation Ground and footpaths leading to the Nutbrook Trail and soon to be opened nature reserve, formerly the Pewit Golf Course. Schools for all ages are within easy reach, as are the town centre facilities.

Off-street parking is provided for at least two vehicles to the front, there is an integral garage/carport and beyond the raised decked area is a patio and expanse of lawn. Also, underneath the deck, is a useful storage facility.

A truly remarkable and one-off property that requires a detailed internal viewing to be fully appreciated.



HALLWAY

15'1" x 6'2" (4.62 x 1.88)

A welcoming central hallway with feature cast iron radiator, wood flooring, feature staircase with oak and glass trim balustrade with useful storage features, including wine rack, further cupboard with drawer and shelving. Further large walk-in storage cupboard. Opening to kitchen and oak door leading to sitting room.

SITTING ROOM

15'3" x 12'2" (4.66 x 3.71)

Radiator, double glazed bay window to the front.

OPEN PLAN LIVING FAMILY DINING KITCHEN

LIVING KITCHEN

27'0" x 16'4" (8.24 x 5)

The kitchen area comprises a comprehensive range of fitted wall, base and drawer units with low profile quartz worktop and inset one and a half bowl sink unit with single drainer. Large central island unit with contrasting base cupboards and quartz worktop including breakfast bar with space for four chairs, and inset induction hob with extraction fan system. Three integrated fan assisted ovens, one integrated microwave with warming drawer. Integrated larder fridge and separate freezer, integrated dishwasher. Feature radiator. The living area has feature slate wall and bi-fold doors opening to the raised decked terrace area.

DINING AREA

14'4" x 8'4" reducing to 4'0" (4.38 x 2.55 reducing to 1.24)

Fitted bench seat with cupboard under, flat panel radiator, full height double glazed picture window, bi-fold doors opening to the raised decked area. Door to annex.

UTILITY ROOM

7'6" x 3'8" (2.29 x 1.12)

Accessed from a pocket door from the kitchen area - wall and base cupboards with wood block work surfacing and inset single bowl sink unit with single drainer. Plumbing for washing machine. Pocket door leading to shower room.

SHOWER ROOM

Two piece suite comprising low flush WC with a concealed cistern, walk-in shower cubicle with electric shower. Heated towel rail, air extractor.

ANNEX BEDROOM

9'10" x 8'2" (3 x 2.5)

Door to shower room.

ANNEX SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with electric shower. Heated towel rail. Open corridor from the bedroom leading to the living kitchen area.

ANNEX LIVING KITCHEN AREA

12'0" x 9'2" (3.67 x 2.8)

Comprising a range of wall and base units with work surfacing and inset stainless steel sink unit with single drainer. Radiator, double glazed window, double glazed French doors opening to the raised decked terrace area.

FIRST FLOOR LANDING

Wood and glazed trimmed balustrade, hatch and ladder to mostly boarded loft space.

BEDROOM ONE

14'11" x 11'8" less wardrobes (4.57 x 3.58 less wardrobes)

Fitted wardrobes to one wall, feature radiator, double glazed walk-in square bay window to the front.

BEDROOM TWO

12'10" x 11'8" (3.92 x 3.56)

Radiator, feature panelling to one wall, three quarter sized double glazed tilt and turn French doors opening to a balcony with space for small table and chairs to enjoy a cup of tea in the morning with views over towards the Windmill, finished with artificial grass and glazed balustrade.

BEDROOM THREE

12'5" x 7'4" (3.80 x 2.26)

Radiator, three quarter height double glazed tilt and turn French doors with glazed Juliet balcony.

BATHROOM

9'11" x 6'2" (3.04 x 1.9)

Luxury four piece Victorian inspired suite comprising pedestal wash hand basin, high flush WC, walk-in shower enclosure with twin rose thermostatically controlled shower system, slipper bath with pillar shower mixer taps. Heated towel rail, radiator, sliding door to cupboard housing gas combination boiler (for central heating and hot water), double glazed window.

BEDROOM FOUR

14'8" x 7'6" (4.49 x 2.30)

Radiator, double glazed window to the front. Currently being used as a craft/music room.

BEDROOM FIVE

7'0" x 6'3" (2.15 x 1.91)

Currently used as a nursery with radiator, double glazed window.

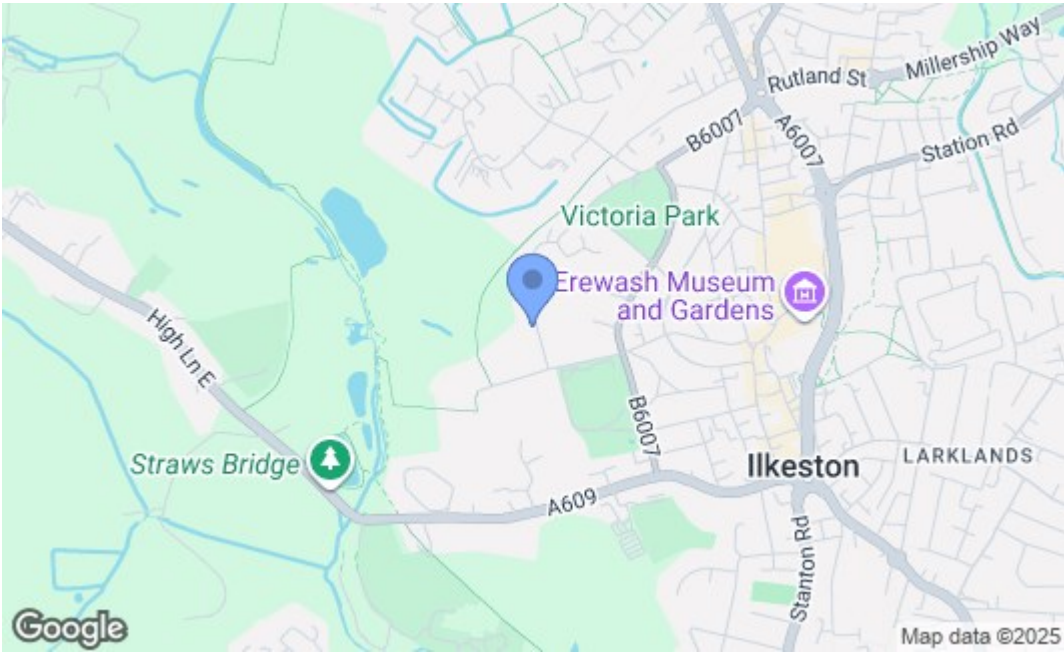
OUTSIDE

The property is set back from the road with forecourt providing parking for up to three vehicles, partially walled and fenced-in, access to the attached garage to the side of the property with planning permission to integrate in to house with bay window (snug). Side access to garden with gate to rear.

TO THE REAR

The property enjoys fantastic views over sports fields to the rear, exploited by the large "L" shaped raised composite decked terrace area with light and power, offering a fantastic space to BBQ and relax (especially in the Summer months). There is a feature glazed balustrade and steps with matching balustrade leading to a lower patio area. Underneath the decked area is a large storage facility which runs partially under the house. A low level fence and gate leads to the main gardens which are finished to lawn with two apple trees and other shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.