

Robert Ellis

look no further...



Woodpecker Hill,
Dale Abbey, Ilkeston
DE7 4PJ

O/A £450,000 Freehold

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THIS IS AN EXTENDED COTTAGE OVERLOOKING OPEN COUNTRYSIDE WHICH CAN BE PURCHASED AS AN INDIVIDUAL HOME OR WITH THE ADJOINING COTTAGE WHICH IS ALSO BEING SOLD BY THE SAME OWNERS.

Being located on Woodpecker Hill, which is a road between Stanton by Dale and Dale Abbey, this three bedroom cottage provides a lovely home which overlooks open countryside at the front and has open fields to the side and rear. The property includes many original features including beams to the ceilings in the two ground floor rooms and for the size and layout and length of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is within easy reach of all the amenities provided by Ilkeston, Sandiacre, Stapleford and Long Eaton and is also close to excellent transport links including J25 of the M1, all of which have helped to make this a very popular and convenient rural location to live which is still close to many amenities and facilities.

This mid cottage property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits from having gas central heating and includes a lounge with a coal effect gas fire set in an Adam style surround, a sitting room with a wood burning stove, the dining kitchen has hand-made wooden units and wooden work surfaces, there is a ground floor shower room and to the first floor, there are the two bedrooms and a door from the landing takes you to the stairs which lead to the attic bedroom. Outside there is a mature garden at the front and at the rear a long garden with a patio to the immediate rear of the cottage, off road parking area, there are two workshop buildings, a dog run and lawns with natural screening to the side boundaries.

The property is within easy reach of various shopping facilities found in Ilkeston, Sandiacre and Long Eaton with Pride Park being a short drive down the A52 where there is a Sainsbury's and a Costco, there are schools for all ages within easy reach of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

Wood front door with two inset glazed panels leading into:

Lounge

12'1" x 11'5" approx (3.68m x 3.48m approx)

Double glazed window to the front, beams to the ceiling, coal effect gas fire set in an Adam style surround with a tiled and cast iron inset and tiled hearth, radiator and a pine panelled door to:

Sitting Room

11'9" x 8'5" approx (3.58m x 2.57m approx)

There is a walk through from this living area to the dining kitchen, a log burning stove with a back plate set on a stone plinth with a flue coming out the top of the stove, wooden flooring which extends into the kitchen, radiator, beams to the ceiling, stairs with cupboard under leading to the first floor, an opening to the dining area and the electric consumer unit and meter are housed in a fitted cupboard.

Dining Kitchen

18'5" to 8'7" x 21'3" to 12'8" to 6' (5.61m to 2.62m x 6.48m to 3.86m to 1.83m)

The L shaped dining kitchen has hand-made wooden units and wooden work surfaces and includes a Belfast sink with a mixer tap set in a work surface with cupboards, space for a dishwasher and housing with doors for an automatic washing machine below, wooden work surface with cupboard and drawer below, space for an upright fridge/freezer, space for a cooking Range, L shaped wooden work surface with cupboards and drawers beneath, matching eye level wall cupboards and an eye level microwave oven, oak flooring, radiator, wall mounted display cabinet, sky light window in the ceiling and recessed lighting to the ceiling, there are Georgian double glazed doors leading out to the garden and an oak door leading to the shower room.

Next to the kitchen there is a dining area and this has Georgian double glazed doors with windows to the sides leading out to the rear garden, a glazed vaulted roof, wooden flooring, external brickwork to one wall and a feature cast iron radiator.

Shower Room

The shower room has a corner shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, pedestal wash hand basin with tiled splashback and a low flush w.c., two opaque double glazed windows, tiled flooring, chrome ladder towel radiator and a boiler (fitted approx. 2 years ago) housed in a fitted pine cupboard with a shelved storage cupboard below.

First Floor Landing

Pine doors lead to the two bedrooms and there is a door leading to the stairs which take you to the second floor.

Bedroom 1

12'6" x 11'8" approx (3.81m x 3.56m approx)

The main bedroom has a double glazed window with magnificent views over the open countryside to the front, radiator, wall light and a built-in cupboard with a pine door which could be converted into an en-suite shower room.

Bedroom 2

12'8" x 5'7" approx (3.86m x 1.70m approx)

Double glazed window to the rear and a radiator.

Second Floor

Attic Room

13'8" x 11' approx (4.17m x 3.35m approx)

This room has a vaulted ceiling with a Velux window, the balustrade continues from the stairs into the room and there is a wall light.

Outside

At the front of the property there is a mature garden with a path leading to the front door, lawn with borders to the sides and hedging to the boundaries with a gate providing access to the road at the front.

The main gardens are positioned at the rear where there is a block paved area to the immediate rear of the house with an outside tap and lighting and there is a summerhouse and workshop, a dog run and towards the bottom of the garden by a lovely second summerhouse. The gardens are a good size and they are lawned with established borders and hedging to the boundaries, there are various fruit trees towards the bottom of the garden and it provides several lovely places to sit and enjoy outside living.

Workshop

17'6" x 11'6" approx (5.33m x 3.51m approx)

The workshop is constructed of block with timber to the sides, there are windows to the side and rear with a door to the front and at the rear there is an outside w.c.

Outside w.c.

Low flush w.c., sink with mixer tap, two opaque double glazed windows, tiled floor and a light.

Dog Run

There is a dog run next to one of the summerhouses which has a brick base, railings above and a roof.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – Yes

Broadband – BT, Sky

Broadband Speed - Standard 1mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

There will be the potential in the future to purchase more land from an adjoining land owner, but this will be subject to further negotiation at a later state.





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