

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

20 Birdcroft Lane Ilkeston, Derbyshire, DE7 4BE



Brand New - superbly appointed and extremely spacious contemporary styled four double bedroom detached residence occupying a fabulous private peaceful plot on the popular Birdcroft Lane

- Magnificent New Dwelling - Ideal for a Large Family
- No upward chain • Fabulous private location • Gated entrance with good sized driveway and detached double garage • Impressive rear garden with patio • Spacious living accommodation • Hi-spec open plan dining kitchen • Living room • Separate utility, study and guest cloakroom • Master bedroom and guest bedroom two both with en-suite shower rooms • Two further bedrooms and a fabulous family bathroom to the first floor
- **VIEWING ESSENTIAL** •

Price £695,000



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GENERAL INFORMATION

This is a rare opportunity to acquire a recently constructed contemporary style modern detached dwelling in a fabulous well established residential location. The property is high spec throughout and appointed to a premium standard with under floor heating to ground floor, upvc double glazed windows and sold with the benefit of no upward chain.

Internally the accommodation comprises, spacious entrance hall with useful cupboards, guest cloakroom, study, large living room, superb open plan living kitchen with high spec quality fitted units and integrated appliances, bi-folding doors to the rear garden. There is a separate utility off the kitchen. The first floor landing leads to the master bedroom and guest bedroom two both having the benefit of en-suite shower rooms, there are two further bedrooms and a fabulous family bathroom.

Outside, the property is located at the end of Birdcroft Lane with access via secure remote gates leading to a driveway providing ample off road parking leading to a detached double garage with remote doors. To the rear of the property is a large private plot bounded by close lapped timber fencing featuring extensive lawn and patio area.

LOCATION

The property's location on Birdcroft Lane allows for ease of access to a full range of amenities in Ilkeston town centre. The property's location is easily commutable to both Derby and Burton and offers easy access to the A38, A52 leading to the M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

Composite entrance door with double glazed insets providing access to:

MOST IMPRESSIVE ENTRANCE HALL

Stylish flooring with under floor heating, sliding doors to large cloak cupboard housing the hot water cylinder and Worcester Bosch gas fired boiler, understairs storage cupboard, recessed ceiling spotlighting, staircase to first floor with feature glass and wood balustrade, glazed french doors to living kitchen, further glazed french doors to living room and panel door to:

GUEST CLOAKROOM

White suite comprising, low flush w.c., vanity unit wash hand basin, tiled surrounds, recessed ceiling spotlighting, upvc double glazed window to side.

LIVING ROOM 5.9m x 4.87m (19'4" x 16'0")

Recessed ceiling spotlighting, TV point, upvc double glazed window to front.

STUDY 2.44m x 2.3m (8'0" x 7'7")

Telephone jack point, upvc double glazed window to side.

MAGNIFICENT OPEN PLAN LIVING KITCHEN 8.79m x 6.6m (28'10" x 21'8")

Comprising:

LARGE LOUNGE/DINING AREA

TV point, recessed ceiling spotlighting, two sets of bi-fold doors opening onto contemporary style sun terrace and enclosed lawn garden beyond.

HI-SPEC QUALITY FITTED KITCHEN

With a range of Quartz preparation surfaces, matching up-stands, inset stainless steel sink unit with mixer tap, extensive range of fitted base cupboards and drawers, integrated appliances including: Siemens dishwasher, double height fridge and separate freezer, twin Siemens oven and warming drawer, feature Quartz top island extending to breakfast bar with built in ceramic hob and integrated extractor, panel door to:

SEPARATE UTILITY 2.86m x 2.09m (9'5" x 6'10")

Wood grain effect work top, matching up-stands, inset stainless



steel sink unit, fitted base cupboards, appliance spaces suitable for washing machine, tumble dryer, larder cupboard, extractor fan, upvc double glazed window and door to side.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Continuation of glass wooden balustrade, feature high ceiling, sealed unit double glazed velux window, radiator, panel door to:

MASTER BEDROOM 7.24m x 4.31m (23'9" x 14'2")

Radiator, feature high ceiling, TV point, upvc double glazed picture windows with matching side lights, steel and glass Juliet balcony affording impressive views in the distance over open countryside, internal panel door to:

SUPERBLY APPOINTED EN-SUITE SHOWER ROOM

Marble effect tiles with white suite comprising, low flush w.c., vanity unit wash hand basin, cubicle with integrated shower and deluge head over, chrome towel radiator, recessed ceiling spotlighting, extractor fan, sealed unit double glazed velux window to side.

GUEST BEDROOM TWO 6.16m x 4.5m (20'3" x 14'9")

Radiator, upvc double glazed picture window to front, panel door to:

SUPERBLY APPOINTED EN-SUITE SHOWER ROOM

Again with a white suite comprising, low flush w.c., vanity unit wash hand basin, walk-in cubicle with hand held attachment and deluge head over, chrome towel radiator, recessed ceiling spotlighting, extractor fan, sealed unit double glazed velux window to side.

BEDROOM THREE 6.39m x 4.32m (21'0" x 14'2")

Radiator, feature high ceiling, upvc double glazed french doors with matching side lights incorporating steel and glass Juliet balcony again with impressive views to rear.

BEDROOM FOUR 4.2m x 3.37m (13'9" x 11'1")

Radiator, feature window seat, upvc double glazed window to front.

BEAUTIFUL FAMILY BATHROOM

Partly tiled with a contemporary style white suite comprising, low flush w.c., vanity unit wash hand basin, roll edge bath, separate cubicle with hand held attachment and deluge head over, chrome towel radiator, recessed ceiling spotlighting, extractor fan, sealed unit double glazed window to side.

OUTSIDE & GARDENS

The property occupies a fabulous position tucked away at the end of Birdcroft Lane, set back behind a partially shared drive giving access to stylish remote controlled electric gates, leading to a block Tarmac driveway providing ample off road parking and access to a:

DETACHED BRICK BUILT DOUBLE GARAGE 5.88m x 5.77m (19'3" x 18'11")

Power, lighting, electric door to front, side door.

To the rear of the property is a private good sized plot surrounded by close-lapped timber fencing featuring a good sized lawn with extensive paved terrace immediately off the rear living space.

COUNCIL TAX BAND

Erewash - TBC.

DIRECTIONAL NOTE

From Derby proceed east along the A52 bearing left into and through Spondon. Proceed out of Spondon along Dale Road passing open countryside and passing through Kirk Hallam on to Little Hallam Hill and straight over the mini traffic island before turning right onto Little Hallam Lane and right into Birdcroft Lane where the property will be located at the end of Birdcroft Lane set back behind gates.

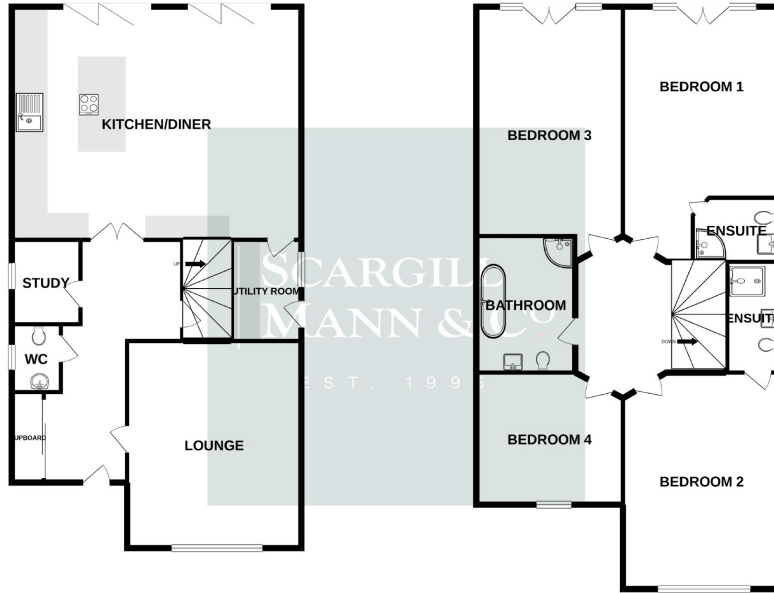
VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



GROUND FLOOR

1ST FLOOR



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 Metropia ©2021.



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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