



Adam House
3 Adam Street
Ilkeston
Derbyshire
DE7 5BE

£399,950

- High Spec finish and extremely spacious accommodation
- Upvc double glazing and gas central heating (some under floor heating)
- Fabulous entrance hall with feature staircase to the first floor
- Guest cloakroom off
- Large dual aspect living room with log burner
- Separate study
- Quality open plan dining kitchen with solid oak worktops
- Utility and cloaks cupboard off
- Feature semi-galleried landing
- Master bedroom with walk-in dressing room and superbly appointed en-suite shower room

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a realistically priced well situated large modern three storey five bedroom detached residence within the popular town of Ilkeston. The property is particularly well proportioned, spacious and would ideally suite a large family. The property benefits from upvc double glazing, gas central heating with some under floor heating.

Internally the property provides, impressive entrance hall with staircase to the first floor semi-galleried landing, guest cloakroom, spacious dual aspect living room with log burning stove, separate study, superb open plan high spec living dining kitchen with under floor heating, solid oak worktops and quality appliances, utility room off with recently installed boiler and cloaks cupboard.

The first floor landing leads to the large master bedroom with walk-in dressing room and high spec en-suite shower room, there are two further bedrooms and a family bathroom to this floor. The second floor landing leads to bedroom four and a large games room/bedroom five.

The plot on which the property stands is impressive and set back behind attractive brick walling incorporating wrought iron railings, two secure remote controlled gates leading to two separate driveways providing ample car standing and access to two large garages both with remote controlled doors. The off road parking for this particular property are very impressive. To the rear is an extensive patio area with artificial lawn.

LOCATION

The property is a short drive from Ilkeston town centre and offers an excellent range of shops and amenities including a large supermarket, further retail outlets, restaurants and bars, good schooling at all levels, leisure centre and easy access to Ilkeston, Nottingham and Derby.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc double glazed and leaded entrance door with matching side lights providing access to:

MOST IMPRESSIVE ENTRANCE HALL

Feature staircase to first floor, stylish floor-to-ceiling contemporary style radiator, decorative coving, recessed ceiling spotlighting, panel door to:

GUEST CLOAKROOM

Low flush w.c., pedestal wash hand basin, radiator.

SPACIOUS LIVING ROOM

24'4" x 13'0"

Light and airy dual aspect room with upvc double glazed french doors to rear and upvc double glazed window to front, feature fireplace with wooden display mantle, granite hearth, cast iron solid fuel stove, two radiators, decorative coving.





STUDY

10'8" x 7'10"

Radiator, two panel doors to useful cupboards, decorative coving, upvc double glazed window to front.

SUPERB OPEN PLAN DINING KITCHEN

24'0" x 10'5"

Comprising:

SPACIOUS DINING AREA

With radiator, decorative coving, tiled flooring with under floor heating, upvc double glazed french doors to garden.

KITCHEN AREA

Comprising solid oak preparation surfaces with matching up-stands, breakfast bar, inset 1½ sink units with mixer tap incorporating instant boiler water, gloss finish base cupboard and drawers, complementary range of wall mounted cupboards including wine storage with plinth heating, inset AEG induction hob with matching extractor hood over, two integrated ovens/microwave, American style fridge freezer, integrated dishwasher, tiled flooring, underfloor heating, recessed ceiling spotlighting, upvc double glazed window to rear and side and panel door to:

UTILITY ROOM

10'5" x 5'2"

Again with solid oak work top, matching up-stand, inset ceramic sink unit with mixer tap, fitted base cupboard and complementary wall mounted cupboards, space suitable for washing machine and tumble dryer, wall mounted recently installed gas fired boiler, radiator, upvc double glazed door to side and internal panel door to useful cloaks cupboard.

ON THE FIRST FLOOR

FEATURE GALLERIED LANDING

Feature balustrade, radiator, airing cupboard housing the hot water cylinder, decorative coving, upvc double glazed window to front, staircase to second floor, panel door to:

MASTER BEDROOM

16'10" x 13'0"

Radiator, decorative coving, TV point, panel door to walk-in wardrobe, further panel door to:

SUPERBLY APPOINTED EN-SUITE SHOWER ROOM

8'10" x 7'3"

Stylish suite in white comprising, low flush w.c., vanity unit wash hand basin with mixer tap over, large walk-in shower cubicle with deluge head and further hand held attachment, stylish floor-to-ceiling radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

BEDROOM TWO

12'11" x 12'2"

Radiator, built in wardrobe, decorative coving, upvc double glazed window to rear.

BEDROOM THREE

9'10" x 9'8"

Radiator, decorative coving, built in wardrobe, upvc double glazed window to front.

FAMILY BATHROOM

10'7" x 7'2"

Again with stylish suite in white comprising, low flush w.c., built in storage, vanity unit wash hand with mixer tap over, built in storage and blue tooth mirror, roll edge bath with mixer tap over and hand held attachment, stylish radiator, tiled flooring, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

ON THE SECOND FLOOR

BEDROOM FOUR

14'4" x 9'11"

Radiator, storage into eaves, sealed unit double glazed velux window to rear.

GAMES ROOM/BEDROOM FIVE

24'2" x 14'4"

Two radiators, storage into eaves, TV point, sealed unit double glazed velux window to front and rear.

OUTSIDE & GARDENS

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The property occupies a highly convenient location in Ilkeston town centre on Adam Street which has a small selection of residential properties. Adam House occupies a particularly impressive plot set back behind attractive brick walling, wrought iron railings, two separate secure gated (one remote controlled, one manual) driveways, one of which leads to the:

L-SHAPED GARAGE ONE

19'6" x 9'1" plus 13'1" x 8'8"

Offering space for a large vehicle and workshop area, benefiting from power, lighting and remote controlled door.

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On the opposite side of the house, accessed via a manual gate providing ample car standing for multiple vehicles leads to a further:

GARAGE TWO

18'1" x 17'2"

Power, lighting and remote controlled door.

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Parking with Adam House are particularly plentiful which would ideally suit a car enthusiast or a prospective buyer with a larger motorhome/caravan.

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To the rear is an extensive patio which gives way to an artificial lawn, covered hot tub (available by separate negotiation).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(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	

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