



4 Oakwell Crescent
Ilkeston
Derbyshire
DE7 5GX

£475,000

- Superb architecturally designed detached residence
- Stylish accommodation throughout
- Sealed unit double glazing and GCH
- Entrance Hall and Guest Cloakroom
- Superb open plan Living Dining Kitchen
- Principal Bedroom with Dressing Room and En-Suite
- Four further Bedrooms and Family Bathroom
- Private Rear Garden
- Attached Garage and Driveway
- VIEWING ESSENTIAL

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a superb opportunity to acquire this architecturally designed five bedroom detached residence, which offers light and spacious accommodation with a stylish open plan living kitchen with dining area. Further accommodation to the ground floor comprises, inner porch, entrance hall and guest cloakroom. The first floor landing leads to the master bedroom with dressing room and luxury en-suite. There are four further bedrooms and a well appointed family bathroom.

To the rear of the property is an enclosed private garden with decking and patio areas and artificial grass. There is a low maintenance foregarden with adjacent driveway providing ample off road parking leading to the attached garage.

LOCATION

Ilkeston town centre offers an excellent range of amenities and schooling at all levels including excellent public schools such as Repton and Trent College. The property is also within easy access of attractive open countryside, nearby Erewash golf course and also gives easy access to both Derby and Nottingham.

ACCOMMODATION - ON THE GROUND FLOOR

INNER PORCH

2.15m x 1.39m (7'0" x 4'6")

Solid oak flooring, sealed unit double glazed window and door, sealed unit double glazed roof light, further double glazed door leading into:

ENTRANCE HALL

4.31m x 1.87m (14'1" x 6'1")

Continuation of solid oak flooring, stylish staircase to first floor, door leading into:

GUEST CLOAKROOM

White suite comprising, low flush w.c., wall mounted wash basin, ladder style towel rail/radiator, continuation of the solid wood flooring, obscure double glazed window to the side elevation.





STYLISH OPEN PLAN LIVING KITCHEN

8.90m x 8.87m (29'2" x 29'1")

Comprising:

SITTING AREA

Feature fireplace incorporating a wood burning stove.

LIVING AREA

Sealed unit double glazed bi-fold doors leading onto the rear patio.

BREAKFAST KITCHEN AREA

Fitted with a range of base, wall and drawer units with stylish cupboard and drawer fronts, marble work surfaces, state of the art electric hob with retractable extractor over further solid wood preparation surfaces with inset stainless steel sink unit with chrome mixer tap over, integrated appliances including: dishwasher, fridge, freezer and three electric fan assisted ovens. Further composite inset sink unit with drainer, tiled splash-backs, ceramic wall tiling, sealed unit double glazed windows to the side and feature breakfast bar area.

OPEN PLAN FAMILY/DINING AREA

3.52m x 3.41m (11'6" x 11'2")

A light room with feature bi-fold double glazed doors to both side and rear elevations, sealed unit double glazed Fakro roof light.

ON THE FIRST FLOOR - LANDING

Feature staircase with glazed panel, sealed unit double glazed windows to both front and side elevations, two sealed unit double glazed Fakro rooflights, radiator, door leading into:

MASTER BEDROOM

5.18m into recess x 4.79m (16'11" into recess x 15'8")

Double glazed Fakro roof light, sealed unit double glazed windows to the front and side elevations, walk-in wardrobe with lighting and door leading into:



LUXURY ENSUITE

3.44m x 1.95m (11'3" x 6'4")

(Please note this is an irregular shaped room). White suite comprising, feature walk-in spa with rain effect shower head, two thermostatic mixer showers and screen, vanity unit wash hand basin, low flush w.c., contemporary panel radiator, ceramic wall and floor tiling, recessed spotlighting, sealed unit double glazed velux rooflight and sealed unit double glazed window to the rear elevation.

BEDROOM TWO

3.88m x 2.71m (12'8" x 8'10")

Radiator, sealed unit double glazed window to the rear, door to:

SEPARATE W.C.

Low level w.c. and vanity unit wash hand basin.

BEDROOM THREE

2.82m x 2.28m (9'3" x 7'5")

Radiator, sealed unit double glazed window to the rear.

BEDROOM FOUR

2.74m x 2m (8'11" x 6'6")

(Please note this room is currently being used as a gym and a stud wall divides this room and bedroom five and could potentially be removed, subject to further alterations). Radiator, sealed unit double glazed rooflight.

BEDROOM FIVE

2.96m x 1.72m (9'8" x 5'7")

Radiator, sealed unit double glazed window to the rear.

FAMILY BATHROOM

White suite comprising, double-ended bath with hand-held shower attachment and mixer tap over, low flush w.c., vanity unit with ceramic wash hand basin, separate cubicle with thermostatic mixer shower over, ceramic wall tiling, contemporary vertical tubular radiator, feature lighting and obscure double glazed window to the side elevation.



OUTSIDE & GARDENS

A true feature of the sale of this property is its delightful rear garden which has been landscaped with seating areas, ideal for alfresco dining and entertaining, contemporary structures, artificial lawn and well stocked borders. The garden enjoys a high degree of privacy. To the front is ample off road parking leading to the:

GARAGE/WORKSHOP

With power and lighting.

COUNCIL TAX BAND

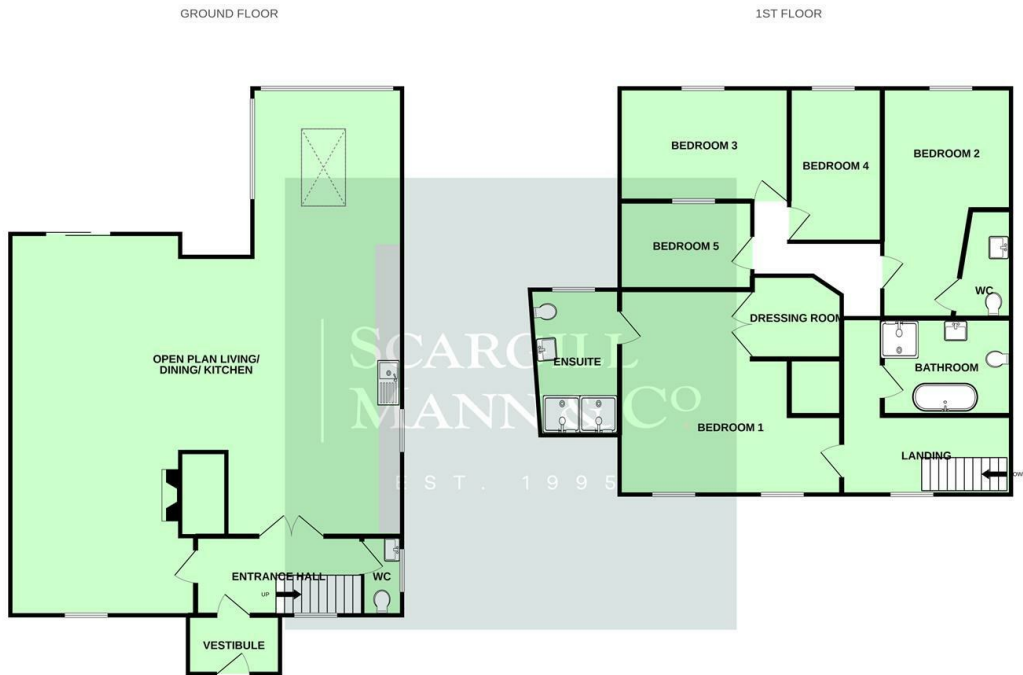
Erewash - D.

DIRECTIONAL NOTE

From Derby is to proceed along Mansfield Road (A608) continue past Breadsall Hill Top, through Morley and at the Smalley Crossroads adjacent to the Rose & Crown Public House take the right hand turning onto Ilkeston Road which becomes Belper Road (A609). Proceed through Stanley Common, following signs to Ilkeston. At the traffic lights turn left onto Oakwell Drive, third right onto Oakwell Crescent where the property will be located on the left hand side as denoted by our 'for sale' board.

VIEWING

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



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(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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