

**4 Manor Fields  
Drive  
Ilkeston  
Derbyshire  
DE7 5FA**

**Offers In The  
Region Of  
£1,250,000**



- INDIVIDUALLY DESIGNED CONTEMPORARY HOME WITH 4693.SQ FT OF ACCOMMODATION
- SET ON A PRIVATE ROAD
- SWIMMING POOL AND FITNESS AREA
- FABULOUS LOUNGE AND DINING AREA
- FAMILY ROOM/OCCASSIONAL BEDROOM
- BREAKFAST KITCHEN AND UTILITY
- FIVE DOUBLE BEDROOMS
- IMPRESSIVE ALFRESCO ENTERTAINING TERRACE
- LANDSCAPED GARDENS
- MODERN LIGHTING TECHNOLOGY/SOLAR TUBES



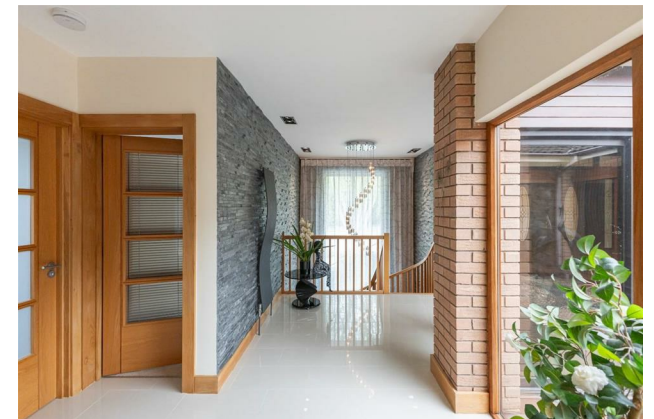
## GENERAL INFORMATION

### THE PROPERTY

Completed in 1986 under an architect's certificate, this individually designed property offers a spacious and flexible living space, perfect for a variety of lifestyles. Its contemporary architecture, modern lighting technology, and renewable energy accreditations include Kingspan solar tubes on the roof, which heat the hot water tank and swimming pool, making this property a standout choice. Best of all, it's offered for sale with no upward chain.

This impressive home is situated on a private roadway in secluded landscaped gardens. The property boasts a stunning indoor pool, sauna and fitness area, a spacious open-plan reception space, and a quality-built breakfast kitchen, all set around an inner courtyard patio. There is a study for those who work from home and there is a family room which can be used as an occasional bedroom. Four double bedrooms are on the lower ground floor, two with en-suite facilities and a large luxury family bathroom. One double bedroom is on the first floor facing the front of the property. The impressive alfresco terrace offers distant views, and steps lead down into the landscaped garden.

### ACCOMMODATION







Upon arrival, you'll be greeted by a unique outdoor contemporary water feature, setting the tone for the tranquillity this property offers. The entrance door leads to a spacious hall with electronically controlled lighting and curtains, enhancing the natural light that floods in through the full-length glazed window. A striking slate wall is a backdrop to the superb oak staircase leading to the lower floor. A door leads off to the modern fitted guest cloakroom, glazed sliding doors open into the inner courtyard, and double oak doors lead to the impressive reception area.

The spacious lounge area has windows looking out over the garden and distant views over the surrounding countryside beyond. A feature brick fireplace is inset with a gas fire, and steps rise to the dining area, where glazed patio doors lead out onto the terrace. These doors seamlessly connect the dining area to the outside terrace, which is ideal for entertaining.

The family room/occasional bedroom with a

sofa bed is a cosy space for relaxation and entertainment, is conveniently located off the kitchen, making it easy to connect with the family while preparing meals.

A study area is fitted with a range of storage cabinets and extends into a desk unit, ideal for those working from home.

The snug/home office/occasional bedroom is a double bedroom situated at the front of the property and adjacent to the first floor bathroom.

The breakfast kitchen is fitted with an extensive range of coordinating base cupboards, larger units, and a peninsular bar. Integrated appliances include a Neff double oven, five-ring Neff induction hob, dishwasher, fridge, and freezer. Full-glazed windows look into the inner courtyard, a further window looks over the side garden with external electric awning, and a door leads into the lobby with a practical utility room off, which is fitted with a range of base cabinets and provides space for a washing machine and dryer.

The staircase descends to the lower level, where an extensive hallway with a feature slate wall gives access to all bedrooms and the leisure suite.

The principal bedroom looks out over the rear garden and has a walk-in wardrobe and ensuite shower room. There are three more double bedrooms on this floor: the second bedroom also has en suite facilities.

The family bathroom is impressive, with a large sunken jacuzzi bath, tv with speakers, separate walk-in shower, his-and-hers wash basins, and a W.C.

The most fantastic feature of this home is the leisure suite, with its 4m x 8m heated pool, shower room, and sauna. A lobby area leads into the gym, which has an equipment storage room and access to the garage.

## UPPER GROUND FLOOR

### ENTRANCE HALL

### GUEST CLOAKROOM

1.79m x 1.91m (5'10" x 6'3")



## OPEN PLAN SPLIT LEVEL RECEPTION SPACE

### LOUNGE AREA

6.14m x 6.78m (20'1" x 22'2")

### DINING AREA

4.03m x 7.00m (13'2" x 22'11")

### FAMILY ROOM/OCCASIONAL BEDROOM

3.87m x 4.89m (12'8" x 16'0")

### STUDY

3.02m x 2.09m (9'10" x 6'10")

### DOUBLE BEDROOM

3.00m x 4.17m (9'10" x 13'8")

### BREAKFAST KITCHEN

5.15m x 4.63m (16'10" x 15'2")

### REAR LOBBY

2.04m x 1.69m with plant room off (6'8" x 5'6" with plant room off)

### UTILITY

2.01m x 4.25m (6'7" x 13'11")

### LOWER GROUND FLOOR

### PRINCIPAL SUITE

### HALLWAY

1.45m x 3.04m (4'9" x 9'11")

### BEDROOM

3.57m min 5.52m max x 4.66m max (11'8" min 18'1" max x 15'3" max)

### WALK IN WARDROBE

1.45m x 1.10m (4'9" x 3'7")

### ENSUITE SHOWER

1.77m x 2.31m (5'9" x 7'6")

### BEDROOM TWO

3.28m x 4.88m (10'9" x 16'0")

### ENSUITE SHOWER

1.46m x 2.13m (4'9" x 6'11")

### BEDROOM THREE

3.47m x 4.86m (11'4" x 15'11")

### BEDROOM FOUR

4.21m x 2.99m (13'9" x 9'9")

### BATHROOM

### LEISURE SUITE

### SWIMMING POOL AREA

9.38m x 10.60m (30'9" x 34'9")

### SHOWER ROOM

1.36m x 1.75m (4'5" x 5'8")

### SAUNA

### PLANT ROOM

### LOBBY

### GYM

6.27m x 4.30m (20'6" x 14'1")

### EQUIPMENT STORAGE ROOM

1.80m x 2.62m (5'10" x 8'7")

### GARAGE

7.12m max 6.05m min x 6.12m (23'4" max 19'10" min x 20'0")

### GARDENS AND GROUNDS

The property is approached via a drive that extends beyond electrically operated timber gates and leads down into the garage with remote up-and-over doors, power, and light. There are eight CCTV cameras situated around the house with hard drive capability and remote viewing.

The Gardens are over two levels. The upper ground level features a stunning terrace and a lawned side garden with outside lighting. The lower ground level is beautifully landscaped and, when originally planted, had an appendix created of all the shrubs and trees. This area is a lovely private space with shaped lawns, mature shrub beds, and trees.





#### LOCATION

Manor Fields Drive is a select development of large individual properties adjacent to Pewit Coronation Meadows, Rutland Recreation Ground, and the Nutbrook trail. Supermarkets and a doctor's surgery are a short drive away, along with schooling for all ages. Its location allows for easy access to Derby via A608 or A52 and Nottingham via A609 or A52, the A38, and M1 junctions 25 and 26.

#### OUR FINAL THOUGHTS

This individual house offers something for everyone with its spacious interiors and flexible accommodation. It is a great entertaining property in a convenient yet tucked-away location. Come and look, and be our guest.

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

Erewash - Band G

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

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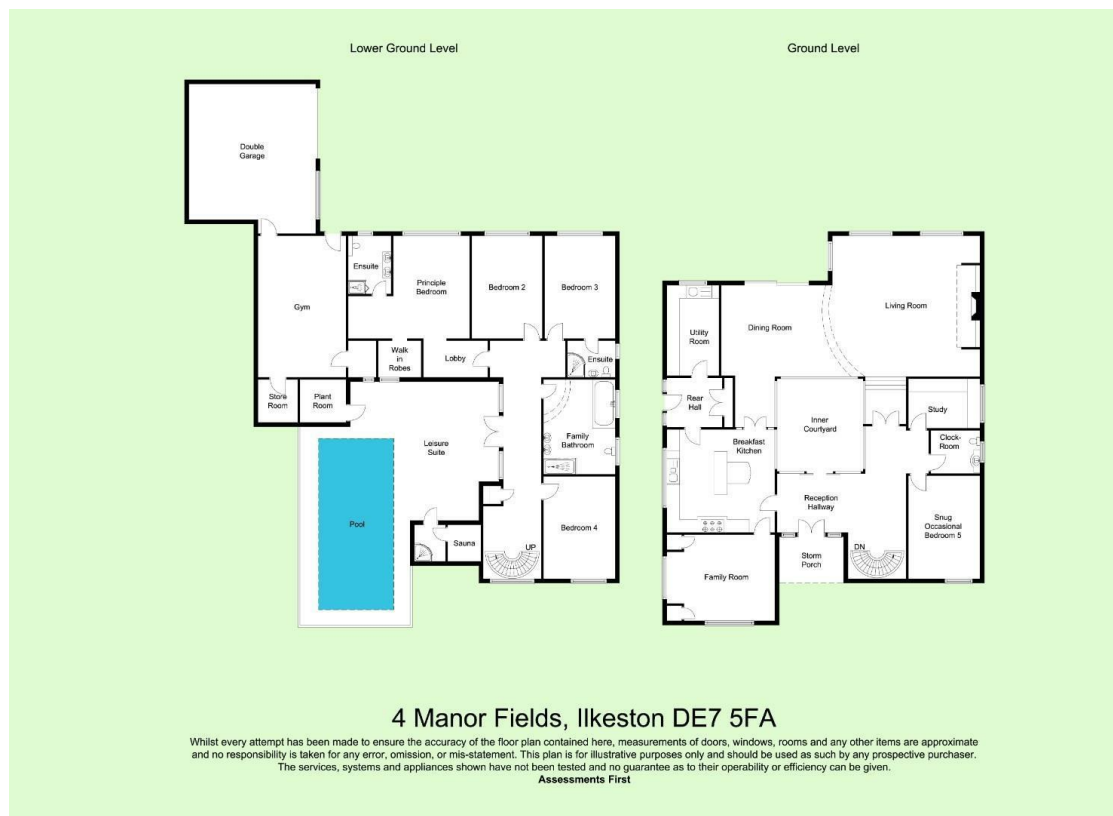
<http://www.derbyshire.gov.uk/>

#### CONDITION 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.

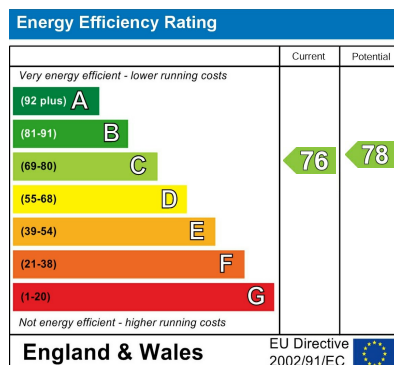
#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024) A



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