



Spondon Road, Dale Abbey DE7 4PQ

Guide Price £375,000



We are excited to offer this superb three bedroom property in a beautiful countryside location, situated on the edge of the scenic Locko Park. For sale by unconditional online auction.

For Online Auction details and T&C's please visit [sdlauctions.co.uk](http://sdlauctions.co.uk)

With plenty of character and charm, this property briefly comprises to the ground floor: utility room/ground floor WC; family kitchen; dining room; study; living room and conservatory. To the first floor there are three bedrooms with stunning views (the master with ensuite bathroom), bathroom and staircase up to an attic room with potential for a fourth bedroom. Externally, the property is securely gated and enjoys the benefit of wonderfully maintained lawned gardens.



The property is located within easy access of many nearby amenities within Ilkeston and Derby, whilst nearby transport links include the Ilkeston Train

Station and major 'A' roads. Access to the M1 is also nearby providing further onward travel.



### **Accommodation**

Entering the property through double doors into:

#### **HALLWAY**

With tiled floor, decorative beamed ceiling and wall mounted Worcester central heating boiler. Just off the hallway is the:

#### **UTILITY ROOM**

Providing space and plumbing for both a washing machine and tumble dryer, the room also doubles up as a downstairs WC. With tiled walls and floor, obscure glazed window to the front elevation, wall and base units with matching fronts and laminate

worksurface over, wall mounted radiator, low level WC and wash hand basin mounted in a vanity unit.

#### **FAMILY KITCHEN**

A spacious family kitchen fitted with wall and base units with matching cupboard and drawer fronts, and marble effect laminate worksurface over (there is also a matching central island with cupboard space below). With decorative beams to ceiling, decorative light fittings, tiled splashbacks, Rangemaster electric double oven with electric hob over and extractor hood, built in microwave, fitted dishwasher, fitted fridge freezer, sink and drainer unit with swan neck mixer tap, one triple window and one single window. The kitchen leads through to the:



## DINING ROOM

With decorative beamed ceiling, pendent light fitting to ceiling, wooden floor, wall mounted radiator, window, door to the rear of the property, stairs leading up to the first floor landing and double doors which open into:



## STUDY

The main feature of this room is the brick-built fireplace with tiled hearth and wooden mantel. With decorative beamed ceiling, pendent light fitting to ceiling, continuation of the wooden flooring from the dining room and three windows providing views around the room.



## LOUNGE

This light and spacious living room benefits from an open plan arrangement through to the conservatory. A neutrally decorated room with white painted ceiling and walls, coving to ceiling, wood effect laminate floor, four UPVC double glazed windows, two light fittings to ceiling and two wall mounted lights, wall mounted radiator and understairs storage cupboard.



## CONSERVATORY

Situated to the end of the living room, this UPVC double glazed conservatory provides a beautifully light and relaxing space. With a continuation of the wood effect laminate flooring from the living room, pendent light fitting to ceiling, two wall mounted lights and double doors opening out to a patio area.



## FIRST FLOOR LANDING

The landing provides access to all three bedrooms, bathroom and further stairs up the attic space. With coving to ceiling, wall mounted radiator, several windows facing different elevations and carpet to the floor. There is also a storage cupboard and separate airing cupboard with water tank and additional storage space.

## BEDROOM TWO

This double bedroom provides beautiful far reaching views across the countryside. With coving to ceiling, pendent light fitting to ceiling, carpeted flooring, wall mounted radiator, window, built in vanity unit and separate built in wardrobe.



### **BEDROOM ONE**

The master bedroom has the additional benefit of an ensuite bathroom. With coving to ceiling, carpeted flooring, decorative light fitting to ceiling, bay window with views, wall mounted radiator, built in wardrobe with vanity unit and step down into:



### **BEDROOM THREE**

A single bedroom which also benefits from beautiful views. With coving to ceiling, carpeted flooring, pendent light fitting to ceiling, one double window, one single window, wall mounted radiator, built in vanity unit and separate built in wardrobe.



### **ENSUITE**

A fully tiled and spacious ensuite bathroom. With spotlights to ceiling, window to side elevation, two wall mounted towel radiators, low level WC, bath with central mixer tap, separate shower cubicle and wash hand basin built into a vanity unit.



### **BATHROOM**

With part tiled walls, skylight, low level WC, bath with shower over and folding shower screen, pedestal wash hand basin and wall mounted radiator.

### **ATTIC ROOM**

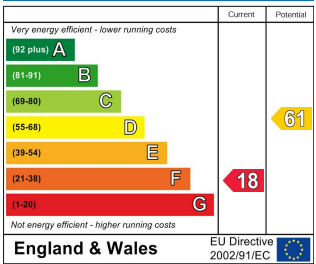
Stairs lead from the first floor landing up to an attic room. This room has the potential for a good sized fourth bedroom.

### **Outside**

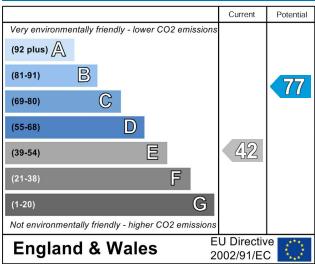
The property has the advantage of being securely gated, enclosing in the fantastically maintained lawned gardens. A blocked driveway leads through the gates and around the property. There is also patio area outside the conservatory which can also be accessed through the property, and large double garage.



**Energy Efficiency Rating**

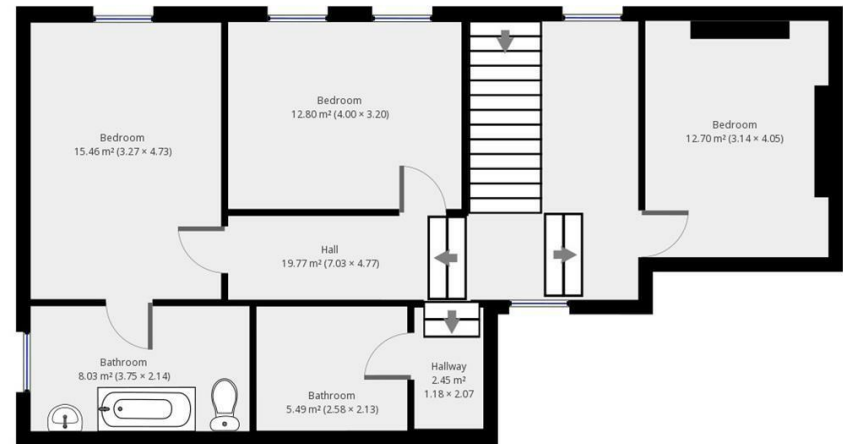


**Environmental Impact (CO<sub>2</sub>) Rating**

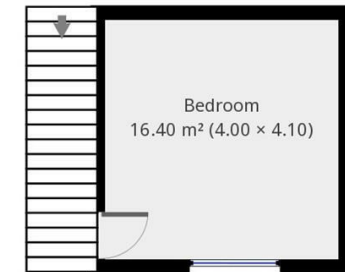




## FIRST FLOOR



## SECOND FLOOR



67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

