

**31 Smalley Manor Drive, Ilkeston, Derbyshire DE7 6NW**



**Offers in excess of £325,000**



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Margi Willis Estates are delighted to offer to the market this well presented home situated on the popular development in Smalley. The accommodation in brief comprises: Entrance hallway, lounge, stunning dining kitchen, utility room and w.c to the ground floor and to the first floor there are four bedrooms the master with en-suite and a family bathroom. Outside there are gardens and driveway there is a garage but this has been converted into a music room but could easily be converted back if required. Internal viewing is essential to appreciate the accommodation on offer.

### Entrance Hallway

With double glazed entrance door to the front elevation, radiator, karndean floor covering, stairs leading up to the first floor landing.

### Lounge

16'3" x 10'4" (4.95m x 3.15m)

With double glazed window to the front elevation, radiator.

### Superb Dining Kitchen

21'3" x 11'5" (6.48m x 3.48m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, fitted oven, hob and extractor fan, integrated dishwasher, one and a half bowl sink unit with mixer tap over, spotlighting to the ceiling, radiator, under the stairs storage cupboard, karndean floor covering, double glazed window and french doors leading out onto the patio.

### Utility Room

With base unit with working surfaces over, plumbing for automatic washing machine, wall mounted gas boiler, double glazed entrance door to the rear elevation.

### Guest Cloaks-W.C

Comprising a three piece suite of low level w.c, pedestal wash hand basin, double glazed window to the side elevation, radiator, karndean floor covering.

### Landing

With radiator, access to the loft space.

### Bedroom One

15'9" x 10'5" (plus dressing area) (4.80m x 3.18m (plus dressing area))

With double glazed window to the front elevation, radiator.

### Dressing Area

With radiator and access to the en-suite.

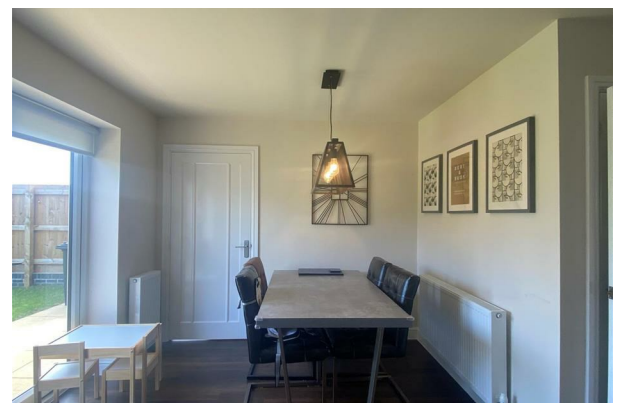
### En-Suite Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, shower cubicle with mains fed drench shower over, half tiled walls, double glazed window to the front elevation, karndean floor covering.

### Bedroom Two

8'9" x 10'8" (2.67m x 3.25m)

With double glazed window to the rear elevation, radiator.



### **Bedroom Three**

10'9" x 8'9" (3.28m x 2.67m)

With double glazed window to the front elevation, radiator.

### **Bedroom Four**

13'7" x 8'4" (4.14m x 2.54m)

With double glazed window to the rear elevation, radiator.

### **Bathroom**

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mains fed shower over, chrome towel rail, double glazed window to the rear elevation, tiling to the floor.

### **Outside**

To the front of the property there is a driveway, at the side there is access to the former garage which has been converted into a music room/ office, at the rear there is an enclosed garden with paved patio and a lawned garden.

### **Anti Money Laundering Regulations**

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

### **Conveyancing**

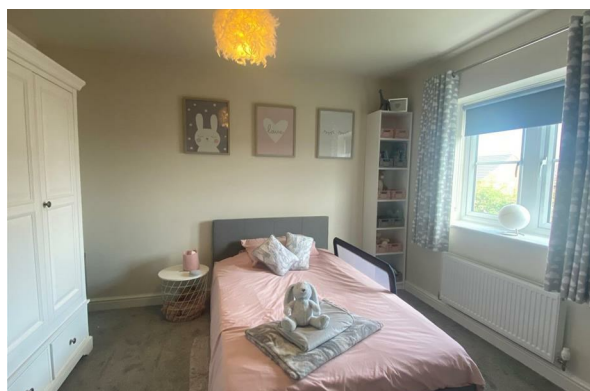
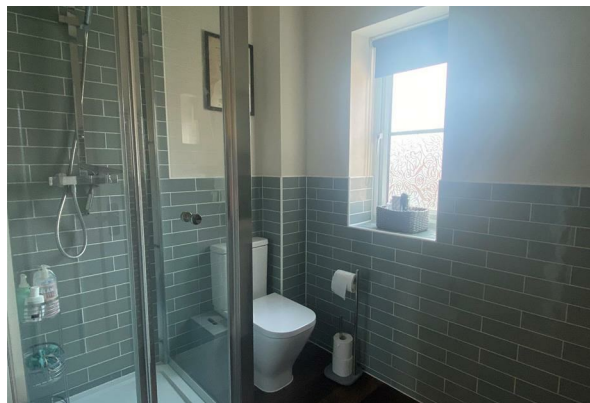
We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

### **Disclaimer**

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

### **Viewing This Property**

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.







| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

