



**155 Longfield Lane, Ilkeston, Derbyshire DE7  
4DD**

**£245,000**

Tel: 0115 9680268



- Magnificent Modern Bathroom
- Large Driveway & Garage
- Excellent Position / Viewing Essential
- Private Landscaped Garden
- Stunning Internal Finish
- Charming Traditional Exterior
- Open Plan Living
- Two Large Bedrooms

A stunning, sleek & stylish family home which perfectly balances a cosy and homely feel with modern twists in all the right places.

This beautifully renovated traditional semi detached home offers a deceptively spacious layout with the current owners leaving no stone unturned in this magnificent fully refurbished well loved home from its contemporary new natural oak finished staircase with sleek glass balustrade, modern open plan living with beautifully finished kitchen and also a recently finished brand new contemporary bathroom of the highest order.

We cannot stress how important an early viewing of this property actually is a home of this calibre is certain to not be available for long.

The generous and well balanced accommodation comprises a welcoming entrance hall with feature acoustic panelling and that beautifully finished feature staircase, open plan living that offers two clearly defined areas including a cosy lounge area with inset log burner and a large kitchen & dining area. There is also a conservatory to the rear with access into a handy downstairs WC. To the first floor landing there are two equally proportioned large double bedrooms and finally access into that wonderful family bathroom.

Externally, the property stands proudly in a slightly elevated position with far reaching views to the front elevation having an mid level brick walled frontage with opening onto a substantial driveway which provides off road parking for multiple vehicles and an attached garage with electric graphite grey garage door. To the rear there is a private low maintenance rear garden which offers plenty of room for entertaining being immaculately landscaped with patio paving and an open pergola.

### ENTRANCE HALL

w: 4.04m x l: 1.88m (w: 13' 3" x l: 6' 2")

A fine & fitting entrance into this sublime home. Having a recently added feature staircase with natural oak banister, sleek glass balustrade and acoustic panelling. There is also a radiator, ceiling lighting, large understairs storage cupboard and internal door opening into the:

### OPEN PLAN LIVING

w: 7.47m x l: 5.51m (w: 24' 6" x l: 18' 1")

A large, naturally light 24ft x 18ft open plan living space which still has clearly defined separation from the living and the dining kitchen area making this truly the best of both worlds of modern living yet still enjoying a cosy and homely feel.

### LIVING AREA

w: 3.58m x l: 3.48m (w: 11' 9" x l: 11' 5")

A beautifully finished naturally light living area with central feature fireplace with inset log burner and chunky wood floating mantle. There is also ceiling lighting, radiator, double glazed window to the front elevation and open plan access into the kitchen and dining area.

### KITCHEN AREA

w: 5.51m x l: 3.61m (w: 18' 1" x l: 11' 10")

This kitchen and dining area flows seamlessly with the open plan living room but also still offers that slight separate feel to define the two areas perfectly. The kitchen area is fitted with a dark navy timeless range of wall cupboards, base units and drawers with granite effect working surfaces over. Inset sink with brushed stainless steel mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. Integrated dishwasher, ceiling lighting, feature split faced tiled feature wall with twin up and down wall lights. There is also a radiator, double glazed window to the side elevation and double internal doors opening into the:

### CONSERVATORY

w: 2.74m x l: 2.01m (w: 9' x l: 6' 7")

With a radiator, tiled floor, internal door into the downstairs WC and an external double glazed door opening onto the rear garden.



### **DOWNSTAIRS WC**

w: 2.34m x l: 0.91m (w: 7' 8" x l: 3' )

With a low flush WC and a wash hand basin. There is also a wall mounted combi boiler with doors to be fitted to box in shortly. There is also ceiling lighting, obscure double glazed window to the side elevation.

### **FIRST FLOOR LANDING**

w: 1.91m x l: 1.91m (w: 6' 3" x l: 6' 3")

An open light and bright landing area again enjoying a pleasant view of the recently added sleek & stylish feature staircase. There is also ceiling lighting, double glazed window to the side elevation and large storage cupboard.

### **BEDROOM ONE**

w: 3.58m x l: 3.45m (w: 11' 9" x l: 11' 4")

A large double bedroom with a radiator, ceiling spotlights and a double glazed window to the front elevation with far reaching elevated open views.

### **BEDROOM TWO**

w: 3.61m x l: 3.48m (w: 11' 10" x l: 11' 5")

A large double bedroom with a radiator, ceiling spotlights and a double glazed window to the rear elevation.

### **BATHROOM**

w: 2.51m x l: 1.88m (w: 8' 3" x l: 6' 2")

A recently renovated bathroom of the highest calibre. This magnificent, modern, beautifully finished bathroom is just another reason that will set this property away from its competition having a panelled bath with internally plumbed matte black over head drencher shower with matching wall inset temperature and water flow controls, low flush WC and a vanity unit style floating wall hung unit with up standing sink and up and over matte black mixer tap. There is also an in keeping matte black heated towel radiator, ceiling spotlights, extractor fan and and opaque double glazed window to the side elevation.

### **OUTSIDE**

Externally, the property stands proudly in a slightly elevated position with far reaching views to the front elevation having an mid level brick walled frontage with opening onto a substantial driveway which provides off road parking for multiple vehicles and an attached garage with electric graphite grey garage door. To the rear there is a private low maintenance rear garden which offers plenty of room for entertaining being immaculately landscaped with patio paving and an open pergola.

### **GARAGE**

w: 5.11m x l: 2.51m (w: 16' 9" x l: 8' 3")

With up and over graphite grey rolling electric door, power, lighting and a door to access the rear garden.

### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

### **TENURE**

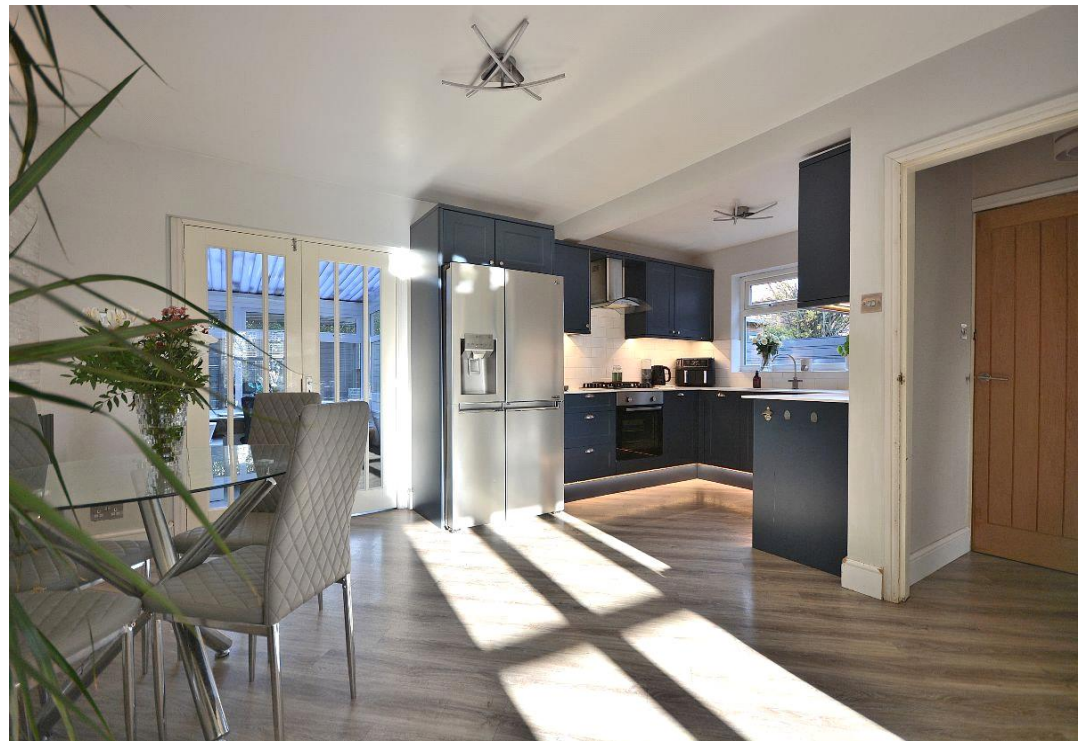
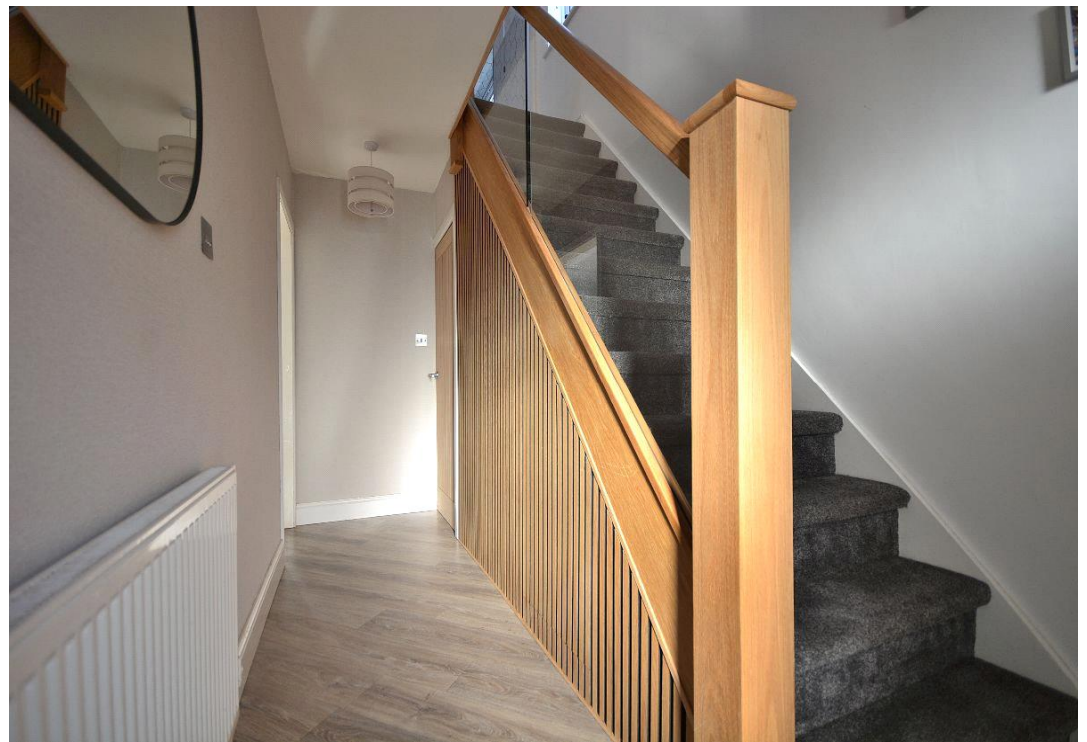
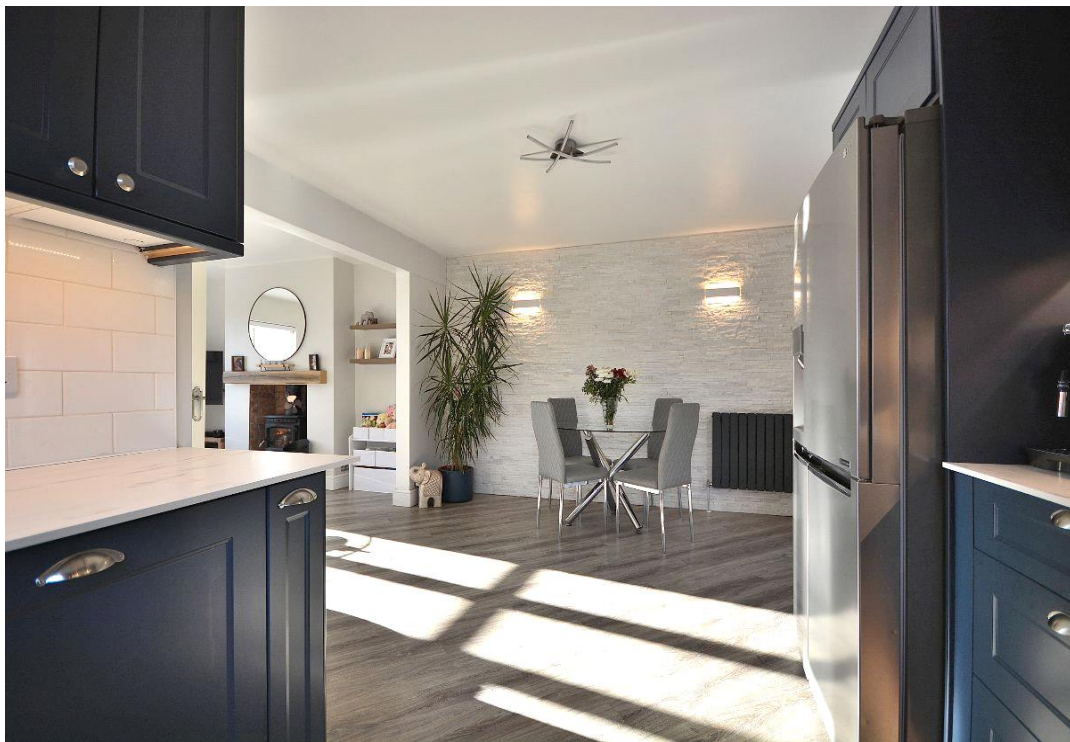
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

### **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

### **FIXTURES & FITTINGS**

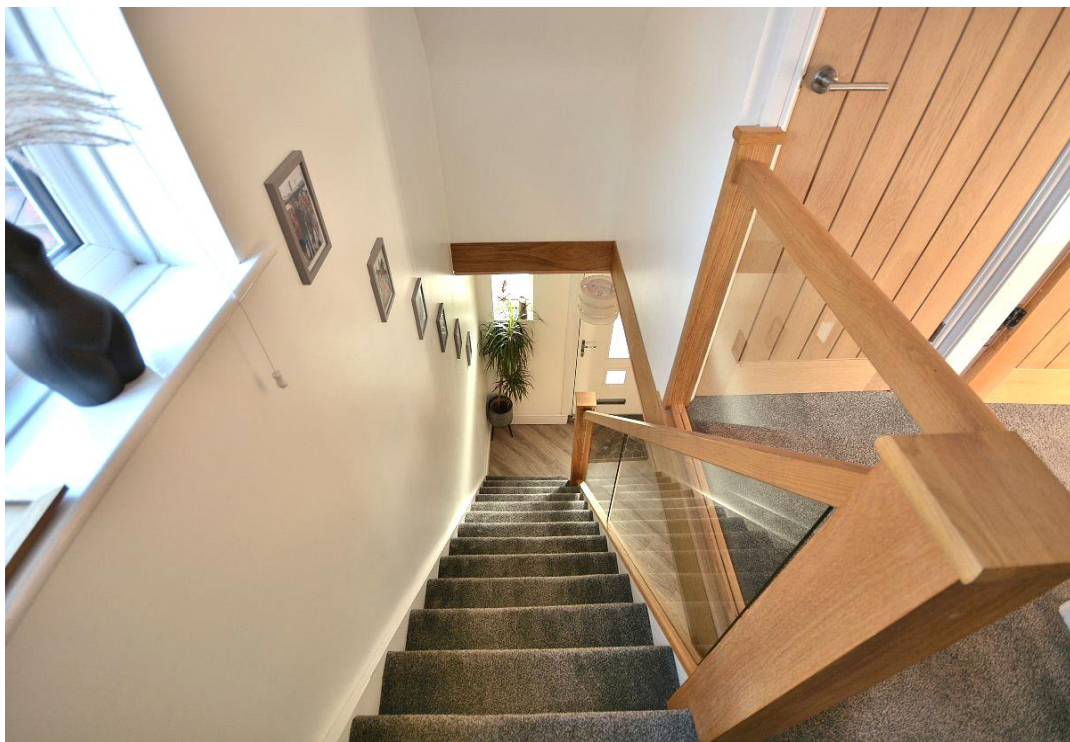
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











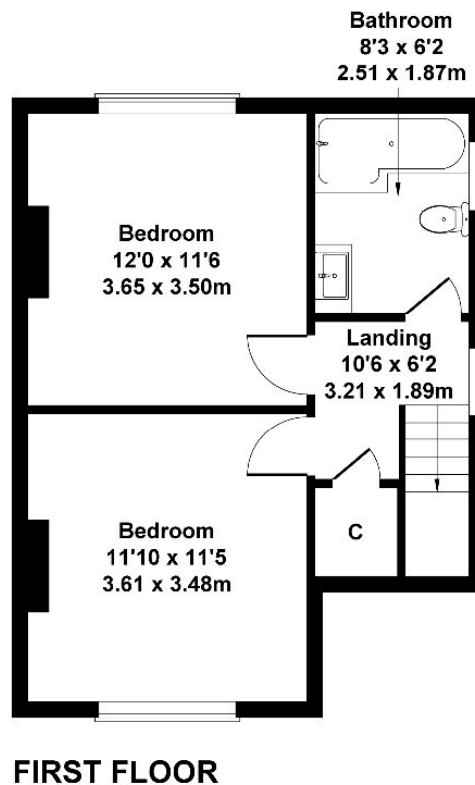
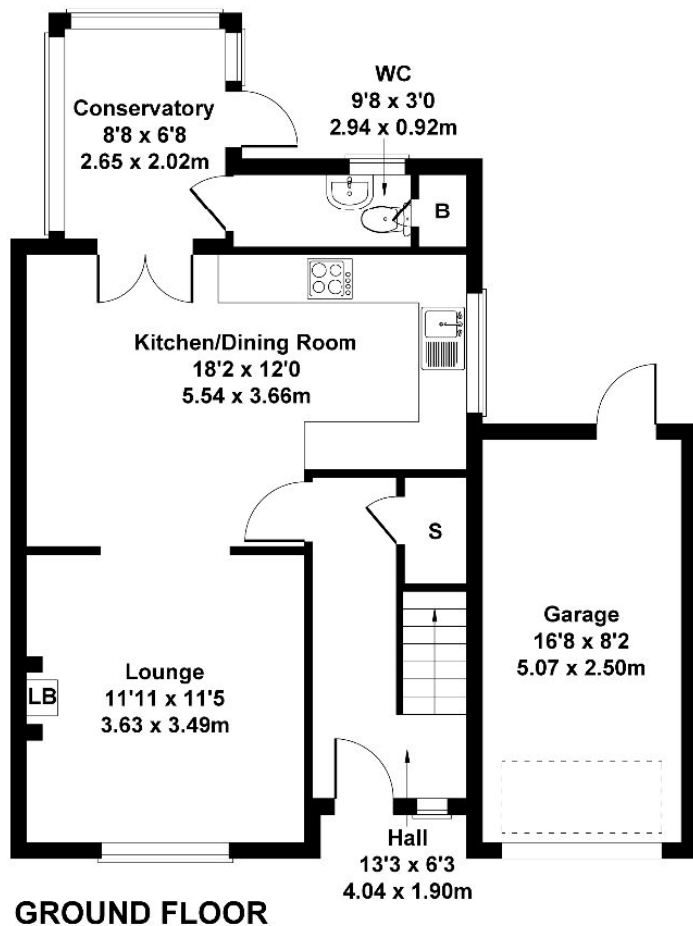






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Approximate Gross Internal Area  
1076 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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