



89 Heanor Road, Ilkeston DE7 8DY

Offers Over £290,000



IPS Estates are delighted to offer this fantastic family home - Ivy Villas, to the open market.

Upon entering the property, you are welcomed into a beautiful entrance hall with an original Victorian decorative archway. This leads to the lounge and sitting room, and a fabulous extended kitchen diner. There is also a utility and downstairs WC. To the first floor, stairs and landing lead to four bedrooms, a family bathroom and a further additional WC. Outside to the front, there is an enclosed walled and privet to the front boundary. A raised boarder with mature shrubs. Through the front gate leading up to the front door and side entrance gate. To the rear garden, the current owners have turned there garden into a fabulous entertainment space, with a timber built pub, brick built pizza oven, outside sink, two outbuildings, lawn and off road parking. There is also a single detached garage.



ENTRANCE HALL

UPVC double glazed composite door to the front entrance, wooden flooring and skirting boards, wall mounted radiator, original period Victorian coving and cornice. There is a beautiful decorative archway with floral detailing, wall mounted radiator, understairs storage and access through to the two reception rooms and kitchen diner.



LOUNGE 12'11" x width to chimney recess 13'5" (3.96m x width to chimney recess 4.11m)
This well appointed reception room offers a central feature fireplace and a bay window to the front allowing natural light (all windows are UPVC double glazed). With original period Victorian skirting boards, picture rail, coving to cornice and a

beautiful floral ceiling rose. The fireplace is cast iron with decorative floral tiles and a fire surround. A further UPVC double glazed window is situated to the side elevation. With wall mounted radiator and carpeted.



SITTING ROOM 14'0" x width to chimney recess 11'7" (4.27m x width to chimney recess 3.54m)

Having a UPVC double glazed window to the rear elevation and a further UPVC double glazed window to the side elevation. With wooden flooring, original period skirting boards, picture rail and coving to cornice. A wall mounted radiator and a coal effect electric fire with fire surround.



KITCHEN DINER length to recess 25'6" x width 9'9" (length to recess 7.78m x width 2.98m)

The heart of the property this room offers great entertainment space with a large open plan kitchen and diner. To the side elevation are solid wooden framed bi-folding doors, a tiled floor, skirting boards, spotlight and wall mounted radiators. An eye catching chimney breast opened out for a multi burner stove, range of modern eye to base level units with a solid wooden work top, space for appliances, single sink with mixer tap and overhead extractor fan.



UTILITY ROOM 7'11" x 4'4" (2.42m x 1.34m)

UPVC double glaze window to the side elevation, wall mounted gas boiler, base to eyelevel units, spaces for appliances, double sink and drainer, splashback tiles, wall mounted radiator, skirting boards and floor tiles.



WC

Comprising of a low-level toilet, wall mounted sink, UPVC double glazed window to the side elevation, splashback tiles, wall mounted radiator and skirting boards.

STAIRS AND LANDING

This grand opening staircase and landing offers a beautiful period Victorian archway to the landing, with original handrail and banister. The landing provides access to four bedrooms, family bathroom and separate WC. Also to the landing, built-in storage units with overhead space, loft access, wall mounted radiator, carpeted and original skirting boards.



BEDROOM ONE length 14'0" x width to chimney recess 11'8" (length 4.27m x width to chimney recess 3.58m)

This light and airy room has two UPVC double glazed windows - one to the rear elevation and another to the side elevation. Wall mounted radiator, fitted wardrobe, wooden flooring, skirting boards and coving.



BEDROOM TWO length 12'11" x width to chimney recess 11'3" (length 3.94m x width to chimney recess 3.44m)

UPVC double glazed window to the front elevation, wall mounted radiator, skirting boards, coving, carpeted, and built-in vanity area with tiled mirrors.



BEDROOM THREE length to recess 8'11" x width 11'9" (length to recess 2.73m x width 3.59m)

UPVC double glazed window to the rear elevation, wall mounted radiator, skirting boards and carpeted.



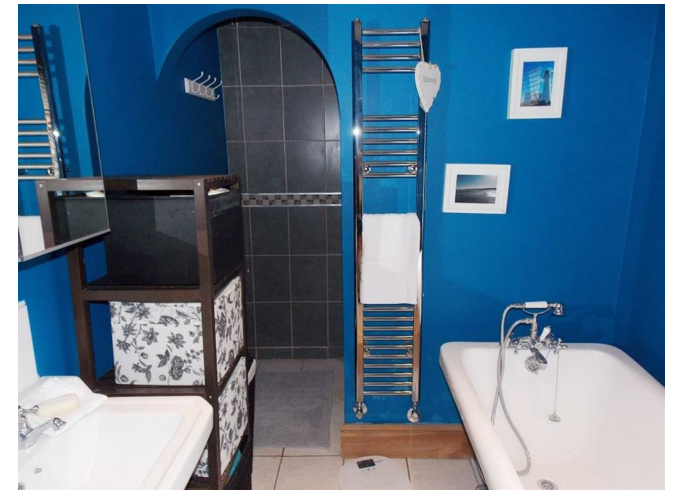
BEDROOM FOUR length to recess 9'8" x width 8'9" (length to recess 2.96m x width 2.69m)

UPVC double glazed window to the front elevation, wall mounted radiator, skirting boards and carpeted.



BATHROOM Length to shower recess 3.50m x 1.99m

Comprising of a four piece suite with a roll top bath, sink on pedestal and a low level toilet. Separate shower cubicle with splash back tiles, heated towel rail, UPVC double glazed opaque window to the side elevation, skirting boards and tiled flooring.



OUTSIDE

Wall and gated, with raised border planted with mature shrubs. A pathway leading to the front door and to the side rear gate.



PUB

Having seating area, electric fire and surround, fitted wooden panelling, two UPVC double glazed windows (one to the side one to the rear) and built in wooden bar.



made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.



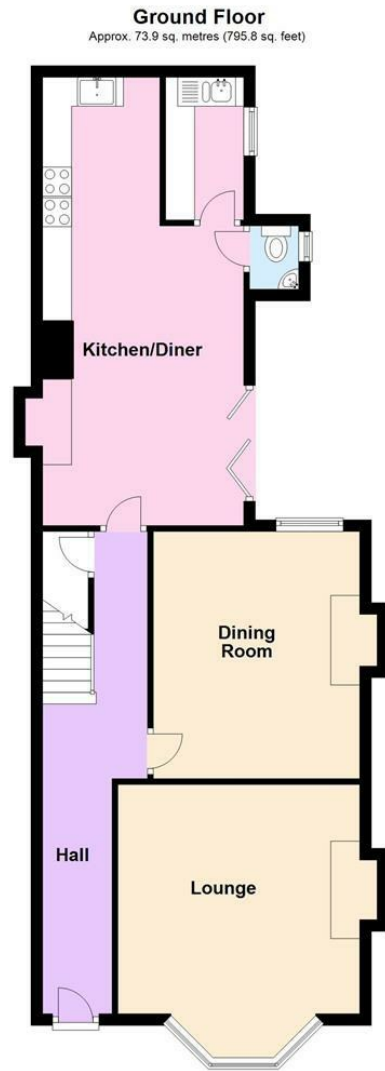
REAR GARDEN

Having a large area of patio slabs just outside the bi-folding doors with seating area . An outside sink, two outbuildings (one is for storage and the other WC) and raised decking with a couple of steps leading to the pub. A long path leads to a further garden with raised bedding and lawn. Further decking wraps around the pub leading to a brick built pizza oven. To the very end of the garden we have a single gate and double gates, with freestanding shed with off-road parking. A private shared road leads to a single detached garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

All measurements are approximate and a general guidance only and whilst every attempt has been



Total area: approx. 146.8 sq. metres (1579.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Plan produced using PlanUp.

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