



£289,950

Kerry Drive, Ilkeston DE7 6ER

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Much Improved And Extended Semi Detached Home
- Lounge
- Fitted Kitchen
- Sun Room
- Utility Room
- Guest Cloaks-W.C
- Three Bedrooms
- Family Bathroom
- Off Street Parking

## Property Description

Derbyshire Properties are delighted to offer to the market this extremely well presented and much improved and extended semi detached home situated in this popular residential location.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this extremely well presented and much improved and extended semi detached home situated in this popular residential location. The accommodation in brief comprises: Entrance hallway, lounge, fitted kitchen, utility, w guest cloaks-w.c, sun room, three bedrooms and shower room. Outside there are gardens to the front and rear with a bar and driveway providing off the road car standing. Internal viewing is essential to appreciate the quality accommodation on offer.

### Entrance Hallway

With composite entrance door to the front elevation, radiator with ornamental cover, tiling to the floor, stairs leading up to the first floor landing.

### Lounge

5.08m x 3.28m (16'8" x 10'9") - With feature inglenook fireplace incorporating log burning stove, radiator, double glazed window to the front elevation.

### Fitted Kitchen

5.11m x 2.97m (16'9" x 9'9") - Comprising a range of wall, base and drawer units incorporating "Quartz" working surfaces over, fitted breakfast bar, integrated oven, hob and extractor fan and dishwasher, inset sink unit with mixer tap over and tiled splash backs, wall mounted radiator, two double glazed window, tiling to the floor, arch to:

### Sun Room

With feature vaulted ceiling having double glazed Velux windows, wall mounted radiator, tiling to the floor with under floor heating, double glazed French doors leading to the rear garden.

### Utility Room

With light and power, wall mounted cupboards, storage cupboard housing combination boiler, plumbing for automatic washing machine.

### Guest Cloaks-W.C

With low level w.c, wash hand basin set into vanity unit with cupboards beneath, radiator, tiling to the floor.

### Landing

With double glazed window to the side elevation, radiator with ornamental cover.

### Bedroom One

4.39m x 2.95m (14'5" x 9'8") - With access to the loft with ladder, light and power being partly boarded, mirror fronted wardrobes, radiator, double glazed window to the front elevation.

#### Bedroom Two

3.28m x 3.10m (10'9" x 10'2") - With radiator, double glazed window to the rear elevation.

#### Bedroom Three

3.35m x 1.98m (11' x 6'6") - With radiator, double glazed window to the front elevation.

Family Shower Room - Comprising a three piece suite of: shower enclosure with mains drench shower over, w.c and wash hand basin set into vanity unit with cupboard beneath, chrome towel rail, tiling to the walls and floor.

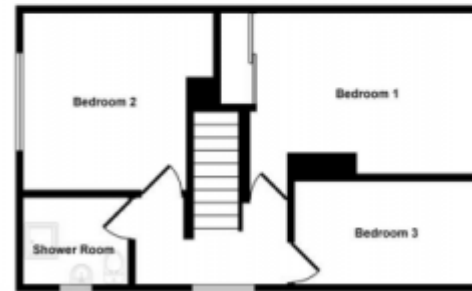
#### Outside

To the front of the property there is a driveway providing off the road car standing and at the rear there is a good sized well presented enclosed garden which is laid mainly to lawn with paved patio and outdoor bar which measures: 18'8" x 9'6" with light, power and log burning stove, great for outdoor entertaining or could be used as an office for home working.





Ground Floor  
Approx 74 sq m / 792 sq ft




First Floor  
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)