



£259,950

Hurst Drive, Ilkeston DE7 6FG

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- Popular Village Location
- Lounge
- Dining Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Good Sized Driveway To The Front
- Enclosed Garden At Rear
- Ideal For The First Time Buyer Or Growing Family

## Property Description

Derbyshire Properties are pleased to offer to the market this semi detached family home situated in the popular village of Stanley which boasts village shop-post office, primary school, church and gastro pub.

## Main Particulars

Derbyshire Properties are pleased to offer to the market this semi detached family home situated in the popular village of Stanley which boasts village shop-post office, primary school, church and gastro pub.

The accommodation in brief comprises: Entrance hallway, lounge dining kitchen and conservatory to the ground floor whilst to the first floor there are three bedrooms and bathroom. Outside: There is a good sized driveway at the front this provides ample off the road car standing, at the rear there is an enclosed good sized garden.

### Entrance Hallway

With double entrance door to the front elevation, laminate flooring, radiator, stairs leading up to the first floor landing.

### Lounge

4.27m x 3.43m (14' x 11'3") - Having feature fireplace with electric fire, leaded double glazed window to the front elevation, radiator.

### Dining Kitchen

6.02m x 3.20m (19'9" x 10'6") - Comprsing a range of wall, base and drawer units incorporating working surfaces over, double oven and hob with extractor hood over, stainless steel sink unit with mixer tap over and tiled splash backs, entrance door to the side elevation, radiator, french doors leading to the conservatory.

### Conservatory

With light and power, double glazed window to the side elevation, laminate flooring.

### Landing

With double glazed window to the side elevation, storage cupboard, access to the loft with drop down ladder.

### Bedroom One

3.43m x 3.66m (11'3" x 12') - With leaded double glazed window to the front elevation, fitted wardrobe, radiator.

### Bedroom Two

3.81m x 2.67m plus wardrobe recess (12'6" x 8'9" p - With double glazed window to the rear elevation, fitted wardrobe with cupboards above, radiator.

### Bedroom Three

2.62m x 2.59m reducing to 1.37m (8'7" x 8'6" reduc - With leaded double glazed window to the front elevation, radiator.

#### Bathroom


Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electric shower over, storage cupboard housing combination boiler, radiator, double glazed windows to the side and rear elevations.

#### Outside

To the front of the property there is a good sized driveway providing off the road car standing whilst to the rear there is an enclosed lawned garden with patio area.



## 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>		79
(55-68) <b>D</b>	66	
(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	

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