



£200,000

Main Road, Ilkeston DE7 6EE

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Semi Detached Property
- 2 Double Bedrooms (Plus Attic Room)
- 2 Reception Rooms & Kitchen
- Lovely Downstairs Bathroom
- Driveway
- Enclose Private Rear Garden
- Ideal Family Home
- COUNCIL TAX BAND A

Property Description

Located in highly regarded village of Smalley that offers excellent transport links into the towns of Belper, Heanor and city of Derby is this two double bedroom semi detached property ideally suiting first time buyers.

Main Particulars

Derbyshire Properties are pleased to offer for sale this well presented and spacious 2 double bedroom and semi detached house located in the highly regarded village of Smalley. The property briefly comprises of :- lounge, inner hall, dining room, kitchen and bathroom. To the first floor there are two double bedrooms, the master bedroom having a staircase leading to an attic space. Externally the property offers off street parking to the front elevation and fully enclosed rear garden with patio and lawn to the rear, ideal for outside entertaining. We recommend the property would suit first time buyers and those looking to downsize and an immediate inspection should be undertaken.

Living Room

3.44m x 3.69m (11' 3" x 12' 1") With large double glazed window to the front elevation, wall mounted radiator, TV point. Internal door leads to:-

Inner Hallway

0.93m x 0.81m (3' 1" x 2' 8") With staircase to 1st floor landing, double glazed door to side elevation and door leading to:-

Dining Room

3.65m x 3.17m (12' 0" x 10' 5") With ceramic tiled floor covering, wall mounted radiator, under stairs storage cupboard, stable door to the rear elevation and door opening into the kitchen.

Kitchen

2.35m x 2.14m (7' 9" x 7' 0") Comprising of range of matching wall and base mounted units with solid wood work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and splashback tiling. Integrated appliances to include electric oven, 4 ring gas hob, fridge and freezer. Undercounter space and plumbing for both dishwasher and washing machine, double glazed window, under-cupboard lighting, wall mounted extractor fan and loft access point. Internal door lead to:-

Ground Floor Bathroom

2.32m x 1.43m (7' 7" x 4' 8") This well presented modern bathroom comprises of a WC, vanity unit with inset sink and bath with shower attachment and complementary glass shower screen over. Full tiling to walls, spotlights to ceiling, wall mounted extractor fan, double glazed obscured window, tiled floor covering and wall mounted chrome heated towel rail.

Firs Floor Landing

Accessed via the inner hallway with internal doors leading to both bedrooms.

Bedroom 1

3.43m x 3.67m (11' 3" x 12' 0") With double glazed window to the front elevation, wall mounted radiator, space for bedroom furniture and staircase to attic room.

Bedroom 2

3.66m x 3.70m (12' 0" x 12' 2") With double glazed window to the rear elevation, wall mounted radiator, TV point and a range of fitted bedroom furniture providing useful storage and hanging space.

Outside

To the front elevation is off street parking for 2 to 3 vehicles with timber fence boundaries to neighbouring properties. Side access pathway leads to rear garden. The private rear garden offers a large paved entertaining terrace with inbuilt seating that leads to an area of lawn with timber fenced boundaries, flowerbeds and borders with mature planting to the rear elevation.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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