



£299,950

Station Road, Ilkeston DE7 6GW

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

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



# Step Inside

---

## Key Features

- Detached House
- Two Double Bedroom
- Lounge
- Dining Kitchen
- Playroom
- Ground Floor Bathroom
- Block Paved Drive
- Enclosed Garden At Rear

## Property Description

Derbyshire Properties are delighted to offer to the market this detached home situated in this popular location.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this detached home situated in this popular location. The accommodation comprises: Entrance hallway, lounge, modern fitted dining kitchen including some appliances, playroom - ground floor bedroom (former garage could be converted back if required) two double bedrooms and family bathroom. Outside there is a block paved driveway to the front and an enclosed garden at the rear.

### Entrance Hallway

With double glazed window and door to the side elevation, radiator and open tread staircase to the first floor landing.

### Guest Cloaks-W,C

Comprising a two piece suite of: Low level w.c, wash basin, radiator.

### Playroom - Bedroom Three

3.89m x 2.31m (12'9" x 7'7") - (Former Garage could easily be converted back) with double glazed window to the front elevation, radiator, spotlighting to the ceiling.

### Lounge

6.25m x 3.71m (20'6" x 12'2") - With double glazed window to the front elevation, radiator and coving to the ceiling.

### Dining Kitchen

6.20m x 2.72m (20'4" x 8'11") - Comprising a range of white wall, base units with working surfaces over, plumbing and space for automatic washing machine and dishwasher, fitted wall mounted stainless steel double oven and grill, induction hob and extractor fan, under unit lighting, stainless steel sink unit with mixer tap over and tiled splash backs, wall mounted boiler concealed behind wall cupboard, radiator, double glazed window and door to the rear elevation.

### Landing - Study Area

A spacious area that could easily be used as a study area. With double glazed windows, radiator, useful storage into the eaves, built in cupboard, doors leading to:

### Bedroom One

4.09m x 3.58m (13'5" x 11'9") - With double glazed window to the front elevation, radiator.

### Bedroom Two

4.11m x 2.77m (13'6" x 9'1") - With double glazed window to the rear elevation, radiator.

Bathroom -

Comprising a white three piece suite of low level wc, pedestal wash hand basin, panelled bath with shower over, radiator, double glazed window to the side elevation.

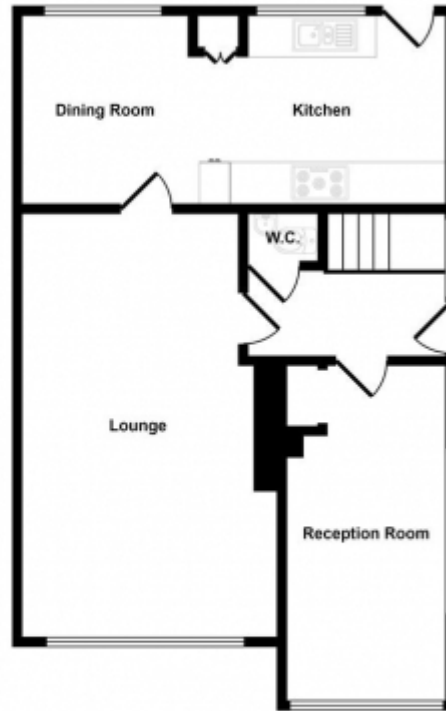
Outside

To the front of the property there is a block paved driveway, providing off the road car standing, paved pathway leads to the gated and secure private landscaped garden with mature shrubs and trees and a paved patio area.

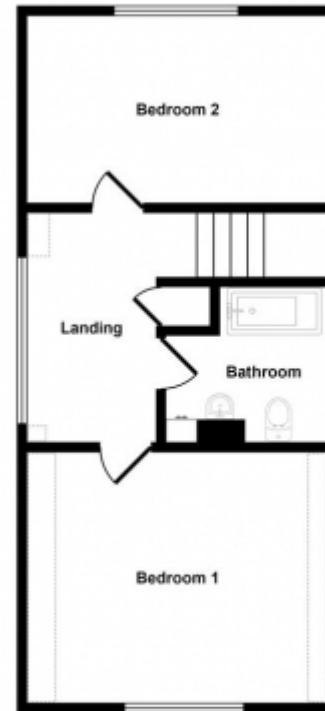
Rear - At the rear there is an enclosed garden which is laid mainly to lawn with mature shrubs and trees.




Approx Gross Internal Area  
101 sq m / 1085 sq ft



Ground Floor  
Approx 58 sq m / 620 sq ft



First Floor  
Approx 43 sq m / 465 sq ft

 Denotes head height below 1.5m

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 ©





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(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 LETTERING =

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