



£379,950

Heanor Road, Ilkeston DE7 8TG

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Modern Style Individually Designed Detached Home
- NO UPWARD CHAIN
- Four Bedrooms
- En-Suite To Master
- Superb Dining Kitchen
- Driveway And Garage
- Good Sized Garden At Rear
- Council Tax Band D

Property Description

Derbyshire Properties are delighted to market this good sized, detached family home with four bedrooms and no upward chain.

Main Particulars

Derbyshire Properties are delighted to market this good sized, detached family home with four bedrooms, offered for sale with no upward chain. The accommodation is built to a high specification and comprises: entrance hallway, guest cloaks-wc, lounge, dining kitchen, utility room, study, four bedrooms, master with en-suite, and family bathroom. Outside there is a block paved driveway and an integral garage to the front and a good sized garden at the rear, internal viewing is essential to fully appreciate.

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.



Approx Gross Internal Area
138 sq m / 1487 sq ft



Ground Floor
Approx 74 sq m / 793 sq ft

First Floor
Approx 65 sq m / 694 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 ©

Telephone: 01773 832355



www.derbyshireproperties.com