



£299,950

Heanor Road, Ilkeston DE7 8TB

Semi-Detached House | 4 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended Semi Detached Home
- Set On A Larger Than Average Plot
- Four Bedrooms
- Large Garden At The Rear
- Double Garage & Driveway Parking
- Conservatory
- No Upward Chain
- Council Tax Band B

Property Description

Derbyshire Properties are delighted to offer for sale, with no upward chain, this traditional semi detached home on a larger than average plot and double garage.

Main Particulars

Derbyshire Properties are delighted to offer to the sales market this traditional semi detached home on a larger than average plot (There maybe a possibility to build subject to planning permission) The accommodation in brief comprises: Entrance hallway, lounge, conservatory, kitchen and rear porch to the ground floor and to the first floor there are four bedrooms and bathroom. Outside there is a driveway and carport providing off the road car standing and at the rear there is a double garage and a large garden with two greenhouses. NO UPWARD CHAIN INVOLVED.

Entrance Hallway

With leaded double glazed window and door to the front elevation, original part wood panelling to the walls, oriel window to the front elevation, under the stairs storage cupboard, laminate flooring, stairs leading up to the first floor landing.

Living Room

4.80m x 4.04m (15'9" x 13'3") - With feature inglenook wooden panelled recess, leaded double glazed bow window to the front elevation, radiator, laminate flooring, double glazed french doors to the conservatory.

Rear Porch

With double glazed entrance door to the side elevation, double glazed window to the rear elevation, access to the kitchen and conservatory.

Conservatory

3.76m x 3.71m (12'4" x 12'2") - With light and power two radiators, laminate flooring, double glazed french doors leading to the garden.

Kitchen

4.70m x 2.97m (15'5" x 9'9") - Comprising a range of wall, base and drawer units incorporating working surfaces over, stainless steel sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, leaded double glazed window to the side elevation, tiling to the floor, double glazed window and door to the rear elevation.

first floor

Landing

With laminate flooring, radiator, leaded double glazed window to the front elevation, stairs leading up to the partly boarded loft with light and power.

W.C

With low level w.c and storage cupboard.

Bedroom One

4.04m x 2.87m (13'3" x 9'5") - With double glazed window to the rear elevation, radiator, laminate flooring.

Bedroom Two

3.78m x 2.64m (12'5" x 8'8") - With double glazed window to the rear elevation, radiator, laminate flooring.

Bedroom Three

3.78m x 2.82m (12'5" x 9'3") - With leaded double glazed window to the front elevation, radiator, laminate flooring.

Bedroom Four

2.62m x 1.98m (8'7" x 6'6") - With leaded double glazed window to the front elevation, radiator.

Family Bathroom

2.97m x 2.79m (9'9" x 9'2") - Comprising a three piece suite of: Pedestal wash hand basin, panelled bath, shower enclosure, storage cupboard housing gas boiler and tank, radiator, double glazed window to the rear elevation.

EXTERNAL

Outside

The property is set on a larger than average plot overall with garden and driveway to the front elevation, at the side there is a carport, at the rear there is a double garage with light and power this measures 24' x 19'6" there is also a lawn with two greenhouses, there maybe an opportunity to build subject to the local authority planning consents

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.

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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com