



The Triangle, Ilkeston, DE7 4AP
£295,000 Freehold


MARTIN&CO

The Triangle, Ilkeston

3 Bedrooms, 2 Bathroom

£295,000

- New Build Detached House
- Well Proportioned Throughout
- High Quality Finish With Individual Touches
- Landscaped Rear Garden
- Ample Off Road Parking
- Pre-Installed Alarm System
- Small, Bespoke Development

Deceptively spacious, this individually designed, brand new three bedroom detached property has been finished to a high standard with fantastic attention to detail throughout. The property briefly comprises of a large lounge, beautifully presented dining/kitchen with French Doors to the garden, cloakroom, three well proportioned bedrooms (master with en-suite) and a family bathroom. Externally, the enclosed rear garden has already been landscaped to provide a good



sized patio and there is ample off road parking by way of a block paved driveway. The property, situated on this small, bespoke development of just eight properties, has been finished to a high standard throughout with thoughtful touches and upgrades. Move in ready with all flooring and tiling complete, there are TV points to all bedrooms, a security alarm system pre-installed and high ceilings to the first floor providing a greater feeling of space. Early viewing is strongly recommended to appreciate the accommodation on offer.

ENTRANCE HALL With a fitted carpet, stairs rising to the first floor, wall mounted radiator and fitted ceiling spotlights.

CLOAKROOM With a low flush w.c., vanity wash hand basin with chrome mixer tap, chrome heated towel rail, ceramic floor tiling, opaque double glazed window to the front and fitted ceiling spotlights.

LOUNGE 16' 5" x 10' 11" (5m x 3.33m) With a fitted

carpet, double glazed window to the front elevation, wall mounted radiator, TV aerial point, and fitted ceiling spotlights.

KITCHEN/DINER 17' 9" x 10' 11" (5.41m x 3.33m) With a range of fitted high and low level units with a squared edge worktop over incorporating a one and one quarter sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, washing machine plumbing, floor covering, double glazed window to the rear elevation and French Doors leading to the rear garden, wall mounted radiator, under stairs storage cupboard and fitted ceiling spotlights.

LANDING With a fitted carpet, double glazed window to the side elevation, bespoke glass staircase, wall mounted radiator and fitted ceiling spotlights.

MASTER BEDROOM 13' 3" x 11' 1" (4.04m x 3.38m) With a fitted carpet, wall mounted radiator, double glazed window to the rear elevation, TV aerial point,

loft hatch and fitted ceiling spotlights.

EN-SUITE Comprising of a fitted suite with a low flush w.c., vanity wash hand basin with chrome mixer tap, walk in shower enclosure with a mains fitted shower with chrome riser and twin shower heads, heated towel rail, opaque double glazed window to the side, ceramic floor and full wall tiling and fitted ceiling spotlights.

BEDROOM TWO 11' 1" x 10' 10" (3.38m max x 3.3m) With a fitted carpet, wall mounted radiator, double glazed window to the front elevation, TV aerial point and fitted ceiling spotlights.

BEDROOM THREE 8' 4" x 7' 9" (2.54m x 2.36m) With a fitted carpet, wall mounted radiator, double glazed window to the front elevation, TV aerial point and fitted ceiling spotlights.

BATHROOM The beautifully appointed bathroom has a bath with a mains fitted shower with chrome riser and twin shower heads over, a low flush w.c., vanity wash



hand basin with chrome mixer tap, heated towel rail, opaque double glazed window to the rear, ceramic floor and full wall tiling and fitted ceiling spotlights.

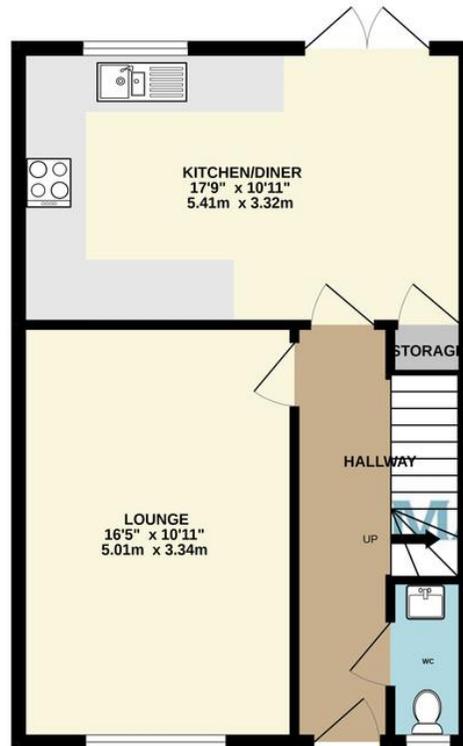
EXTERNAL The property offers an enclosed, landscaped rear garden which is laid to lawn with a large patio area ideal for al fresco dining, an outside tap, fenced boundary and two secure gates provide access to either side of the property. To the front ample off road parking is provided by way a block paved driveway along with a hedge for privacy and double wooden gates.

LOCATION The property offers an enviable location close to the centre of Ilkeston with an array of local amenities nearby and strategically located between Nottingham & Derby affording easy access to both Cities.





GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.