

Home 2 Sell

Quality Service For Less



## 57 Main Road

Smalley, Ilkeston, DE7 6DS

Offers In The Region Of £210,000



Home2sell are delighted to offer this three bedroomed sympathetically extended semi detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire a development opportunity that is a well proportioned residence in a convenient and very popular location. Supplemented by sealed unit PVCu double (where stated) and gas central heating. With a generous rear garden backing directly to open fields. Accommodation consisting of in brief of entrance hall, lounge, dining room, kitchen recess, kitchen area and guest cloakroom WC. To the first floor landing three well proportioned bedrooms and a family bathroom having a four piece suite. Outside The property is set back from the road behind a well stocked and established fore garden with pathway to the front door. A special feature of the sale is the well proportioned and delightfully enclosed rear garden which backs directly onto open fields enjoying a most pleasant aspect. Viewing Essential. EPC F.



### Entrance Hall

The property is entered via a PVCu door having a glazed insert, central heating radiator and stairs off to the first floor landing.

### Lounge

9'2" extending 10'5" x 12'8" (2.81m extending 3.19m x 3.87m )

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator, electric fire with surround and ceiling light.

### Dining Room

10'10" x 13'3" reducing 10'2" (3.32m x 4.05m reducing 3.11m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, gas fire, pantry with window.

### Kitchen Recess

11'7" x 4'0" (3.54m x 1.23m )

Having a PVCu double glazed window to the side elevation, central heating radiator and ceiling light.

### Kitchen

23'4" x 5'10" (7.13m x 1.79m )

Having two wooden windows to the side elevation, central heating radiator and two PVCu doors to the front and rear access.

### Guest Cloakroom WC

Having a WC and hand wash basin, PVCu double glazed window to the rear elevation and central heating radiator and ceiling light.

### To the first floor landing

Having an airing cupboard housing the domestic hot

water tank, PVCu double glazed window to the side elevation and ceiling light.

### Bedroom One

10'10" x 9'3" extending 10'5" max (3.32m x 2.84m extending 3.20m max)

Having a PVCu double glazed window to the rear elevation enjoying the fine aspect and views, fitted cupboard, central heating radiator and ceiling light.

### Bedroom Two

12'7" x 8'7" (3.86m x 2.62m )

Having a walk in bay PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Bedroom Three

7'3" x 6'3" (2.23m x 1.92m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

### Family Bathroom

Having a four piece suite comprising of a close couple WC, pedestal hand wash basin, bath with panelled side and a shower enclosure having an electric shower. PVCu double glazed opaque window, central heating radiator and complimentary wall tiling.

### Outside

The property is set back from the road behind a well stocked and established fore garden with pathway to the front door.

A special feature of the sale is the well proportioned and delightfully enclosed rear garden which backs directly onto open fields enjoying a most pleasant aspect.

## Area

The village of Smalley is a much sought after residential location offering a very good range of amenities with a village cricket club, tennis court and local primary school. A short drive further north the town of Heanor offers a more comprehensive range of facilities including supermarket, leisure centre and further schooling at all levels. For those enjoying leisure pursuits the nearby Shipley Park offers some delightful woodland and lakeside walks.

The properties convenient position in relation to nearby transport links makes it easily commutable to the A38 in the west and the main motorway network system together with Nottingham in the east.



## Road Map



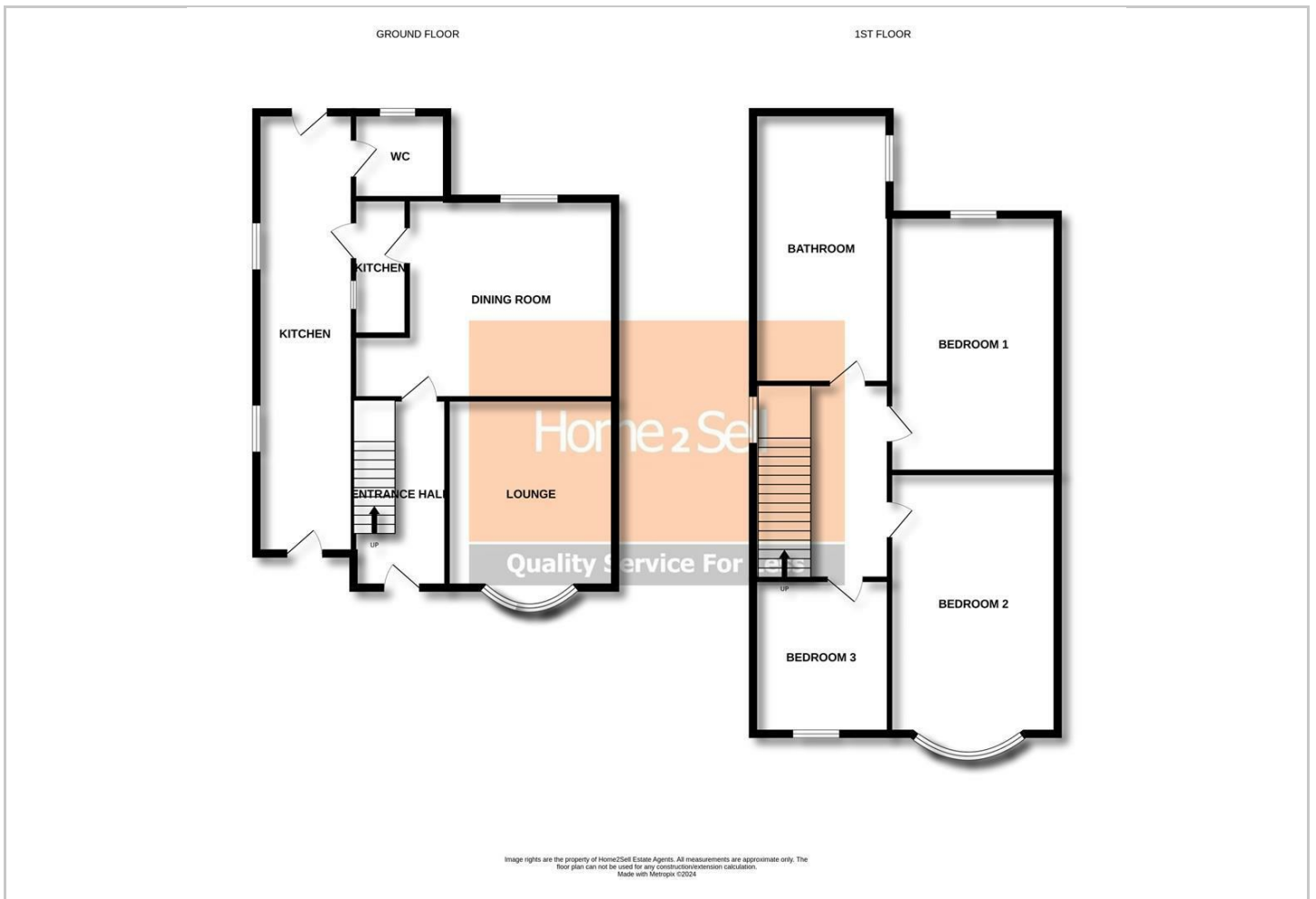
## Hybrid Map



## Terrain Map



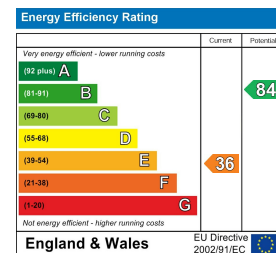
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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