



## **Slater Way, Ilkeston, DE7 4SN**

### **Offers in the region of £332,500**

Quality Street are delighted to offer to the market this four bedroom detached house in the sought after Ilkeston area. Set over three floors and boasting around 1400 square feet of floorspace, the property benefits from 4 double bedrooms, along with an en-suite to the master bedroom, a separate shower room, family bathroom and a separate WC, providing excellent facilities for all the family. The property also provides a luxury kitchen, featuring a range of integrated appliances, including double oven, fridge freezer, dishwasher and ceramic hob.

Viewings are highly recommended!

# PROPERTY DESCRIPTION

- Perfect family home
- Sought after location
- Decorated to an excellent standard
- Great sized garden
- 2 shower rooms, a family bathroom and a WC
- Four double bedrooms
- Driveway for multiple vehicles
- Popular development
- Abundance of integrated appliances
- Impressive open plan family kitchen/diner

## Ground Floor

### Entrance Hall

### Bedroom

15'11" x 12'7" (4.862 x 3.839)

Large double bedroom located on the ground floor with access to it's own shower room, featuring neutral colours, carpeted floor and window blinds.

### Shower Room

3'4" x 9'6" (1.0375 x 2.909)

Featuring oak vinyl tile flooring, ceiling downlights, part tiled walls, toilet, wash basin with pedestal and large shower cubicle with wall mounted shower.

## First Floor

### Kitchen/Diner

9'9" x 20'5" (2.9725 x 6.2475)

Large open plan kitchen diner, featuring fully integrated appliances including fridge, freezer, dishwasher, oven, hob and extractor fan. A range of floor and wall mounted kitchen units provide ample storage and are finished in pearl grey. In-built stainless steel sink with stainless steel mixer tap. Large window facing the rear aspect and overlooking the garden with fitted blind. Double doors lead out into the garden and an internal door provides access to the utility room. Luxury vinyl tile wood effect flooring throughout and ceiling downlights.

### Utility Room

6'2" x 5'11" (1.89 x 1.8135)

Separate utility room providing an integrated washer/dryer, pearl grey units and further worktop space.

### Lounge

9'6" x 20'5" (2.909 x 6.2475)

Large lounge featuring two windows both with fitted blinds, several electrical sockets and TV antenna point. Finished in neutral colours and carpeted floor.

## WC

3'4" x 6'2" (1.025 x 1.890)

WC featuring toilet and sink, ceiling downlights, light grey wall tiles, and luxury wood effect vinyl floor tiling.

## Second Floor

### Master Bedroom

20'5" x 9'6" (6.2475 x 2.909)

Large master bedroom featuring two windows to the front aspect. Finished in neutral colours with carpeted flooring. Access to the en-suite.

### En-Suite

7'10" x 4'0" (2.398 x 1.225)

Featuring oak vinyl tile flooring, ceiling downlights, part tiled walls, toilet, wash basin with pedestal and large shower cubicle with wall mounted shower.

### Bedroom

10'5" x 9'10" (3.1935 x 3.0095)

Bedroom featuring window to the rear aspect, neutral colours and carpeted floor.

### Bedroom

9'9" x 6'11" (2.991 x 2.1239)

Bedroom featuring window to the rear aspect, neutral colours and carpeted floor.

### Family Bathroom

6'2" x 6'11" (1.9 x 2.125)

Family bathroom featuring toilet, sink and bath, light grey wall tiles, ceiling downlights and Luxury wood effect vinyl floor tiling.

### Garden

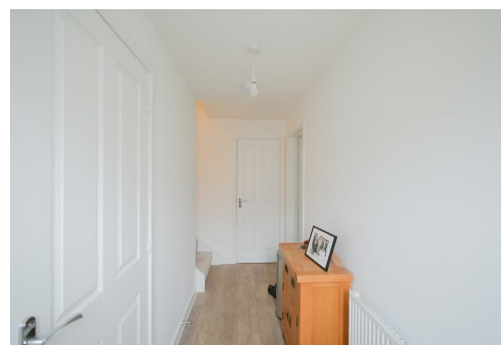
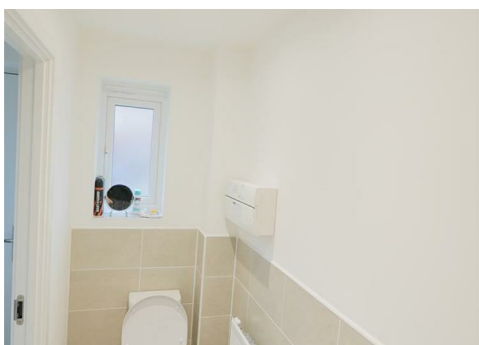
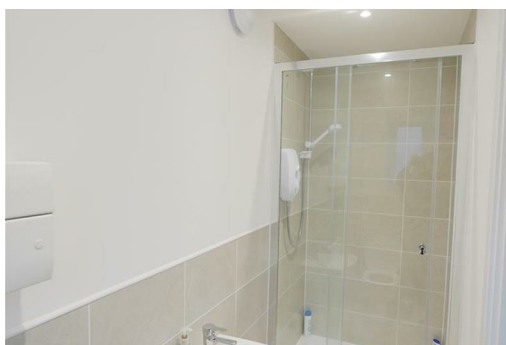
Garden laid to lawn with patio area at the rear of the house, side gate provides access to the driveway.

### Driveway

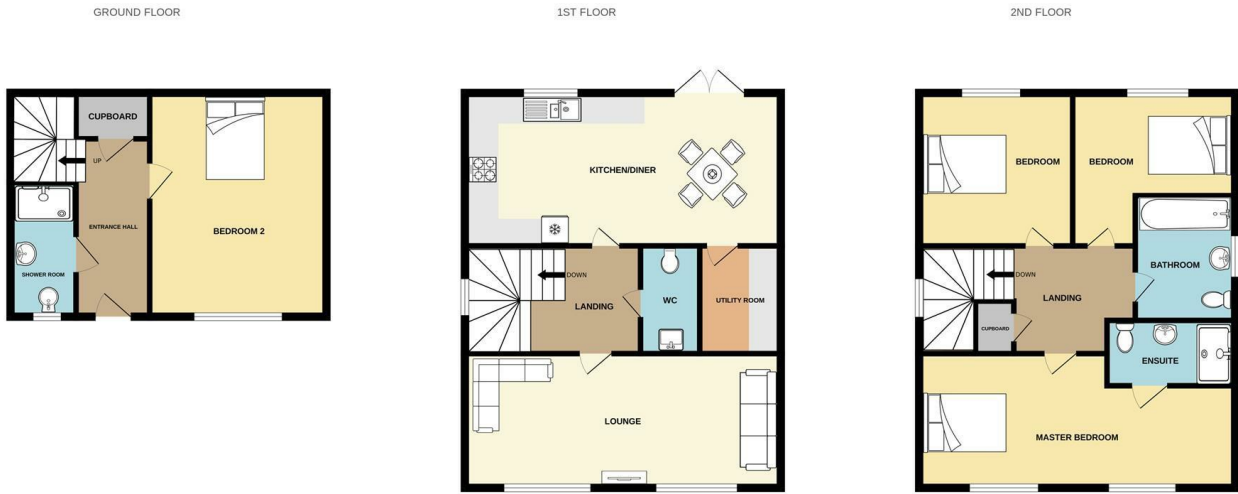
Driveway located at the side of the property providing ample off street parking for 2 vehicles.



# PROPERTY PHOTOS



# FLOORPLANS



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.  
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## ENERGY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

