



4 Nicholas Close, Ilkeston

Offers in Region of £165,000

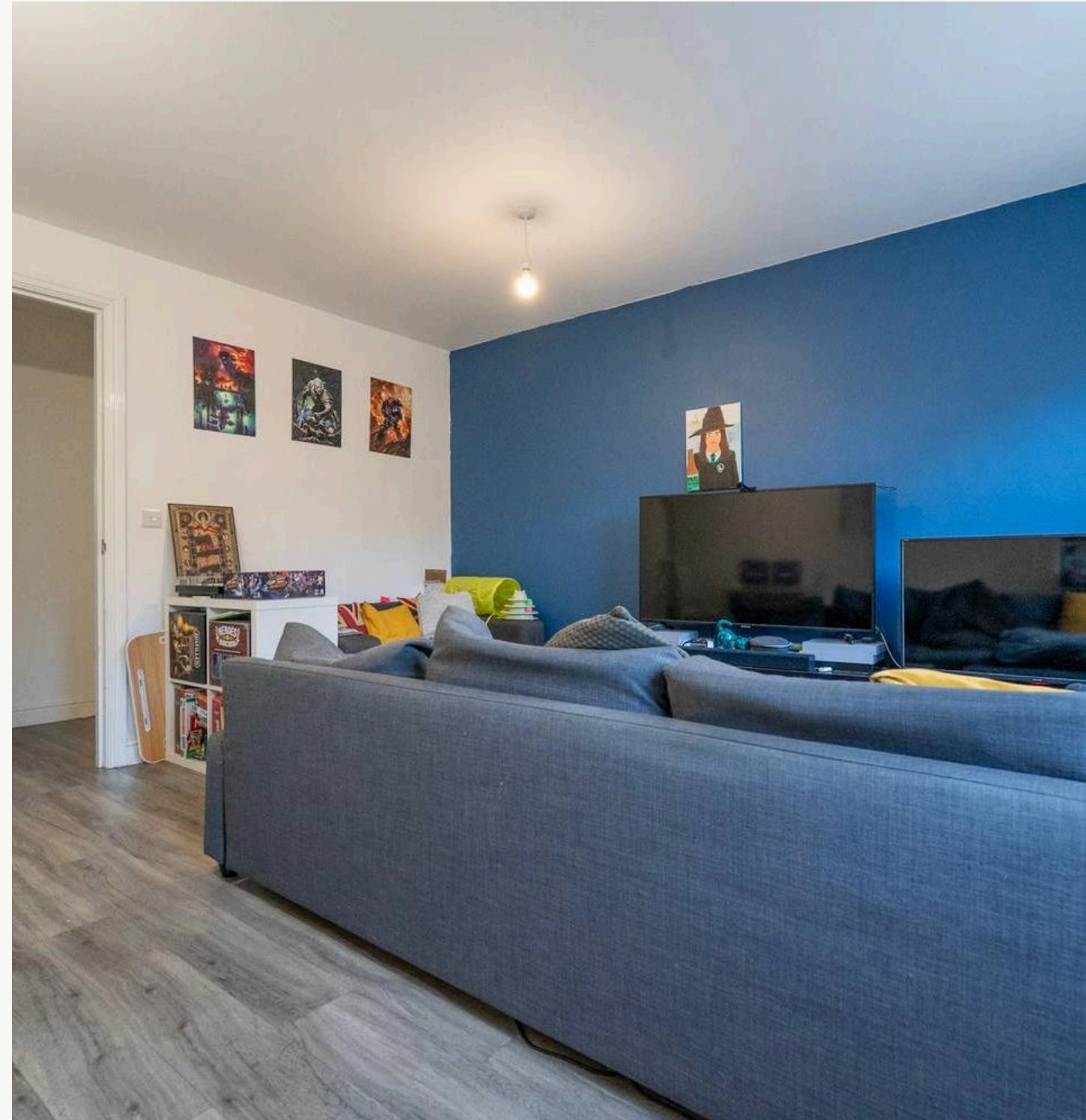
 HORTONS

## 4 Nicholas Close

Ilkeston, Ilkeston

This well presented two double bedroom semi-detached home offers spacious modern living in a sought after residential area, ideal for first time buyers, professionals or those looking to downsize. The property features a bright and airy lounge, a contemporary fitted kitchen and the added convenience of a downstairs cloaks WC. Upstairs, there are two generous double bedrooms and a well appointed bathroom. The house is within walking distance of local amenities including the town centre, doctors, bus links and more. Excellent schools are located nearby, making this a popular choice smaller families. For those who enjoy the outdoors, there are lovely walks along the canal and easy access to the neighbouring rural village of Cossall. The property also benefits from great commuter links, ensuring a straightforward journey to surrounding towns and cities.

Outside, the property boasts a low maintenance front garden, with a neat pathway and step leading up to the front door. The rear garden offers a paved seating area, perfect for entertaining or relaxing, as well as a lawned section for children or pets to enjoy. Secure fencing surrounds the boundary, with bungalows situated behind the property providing a high degree of privacy. Rear gate access leads directly to the hardstanding driveway, offering convenient off road parking. The outdoor spaces are designed for ease of use and enjoyment, making this home ideal for those seeking a private and practical setting. Viewings are strictly by appointment and will be accompanied by the agent.

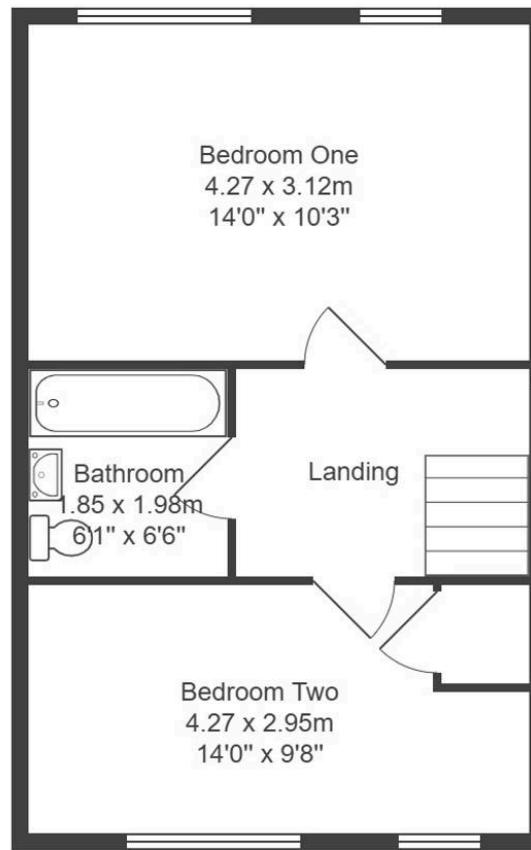
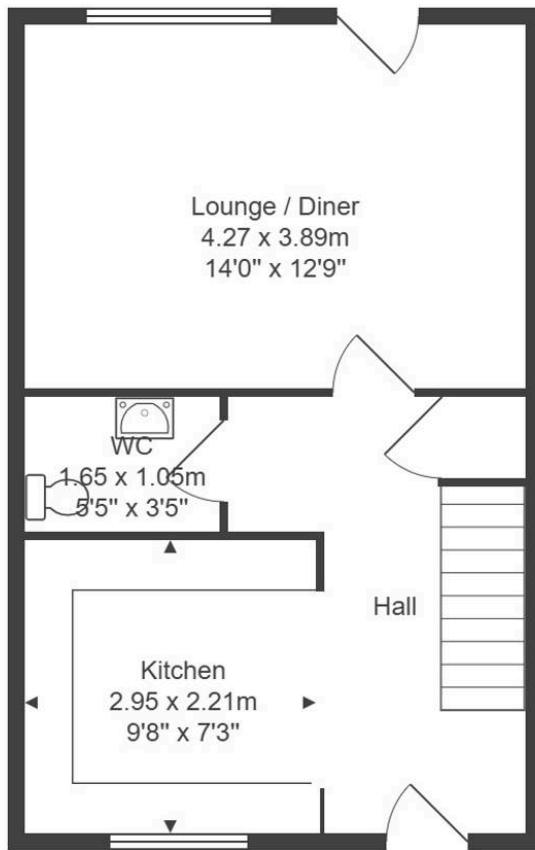












All measurements are approximate and for display purposes only.



## Nicole Beales - Hortons

Your local agent

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