



## 3 Eley Close, Ilkeston

Guide Price £315,000 - £325,000

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**Guide Price £315,000 to £325,000** Hortons are delighted to bring to the market this exceptional detached family home. Nestled in the sought-after Shipley View area, this immaculate four bedroom detached home offers the perfect blend of spacious living and modern convenience. Step inside to discover a home designed with both comfort and style in mind, boasting two reception rooms, a modern breakfast kitchen, utility room, and ground floor WC. Upstairs, two well-appointed bathrooms serve the four generously sized bedrooms, providing ample space for the whole family. Enjoy the ease of every-day living with a location that offers easy access to local bus links, schools, shops, and commuter routes, ensuring convenience at your doorstep. Take leisurely strolls through the nearby Nutbrook Trail and Shipley Country Park, soaking in the beauty of nature right at your fingertips. With well-manicured gardens to the front and rear, along with a driveway and single garage, this property truly has it all.

Outside, the property continues to impress with a fabulous outdoor space perfect for entertaining and relaxation. Composite decking leads to a generous area of well-maintained lawn, bordered by vibrant shrubbery and flowers that add a pop of colour and charm. The fenced boundary ensures privacy and security, while a pebbled area and side access offer additional convenience. Parking is a breeze with a hardstanding driveway providing space for two cars leading to a single garage. Additional lawn space at the front and side of the property provides room for outdoor activities and further enhances the property's appeal. Whether enjoying a leisurely afternoon in the sun-soaked garden or hosting a















All measurements are approximate and for display purposes only.





## Nicole Beales - Hortons

Derbyshire's Personal Agent

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