

# HoldenCopley

PREPARE TO BE MOVED

Stanton Road, Ilkeston, Derbyshire DE7 5FY

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Offers Over £249,995

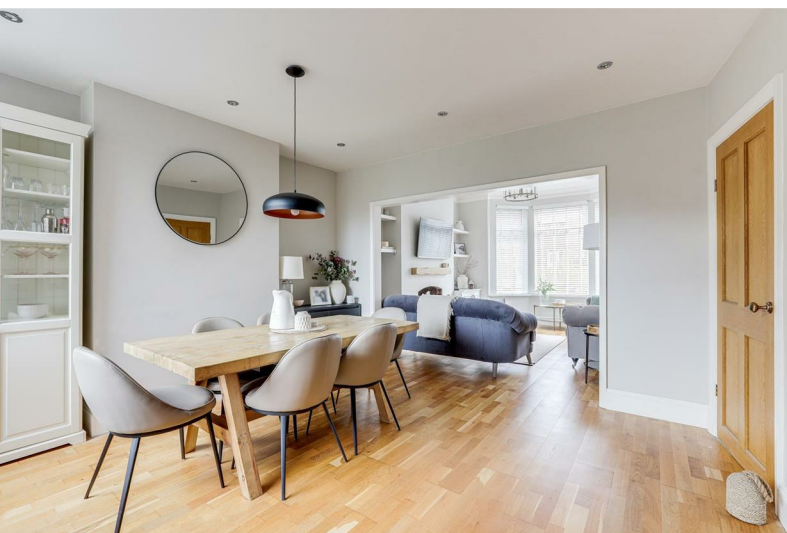
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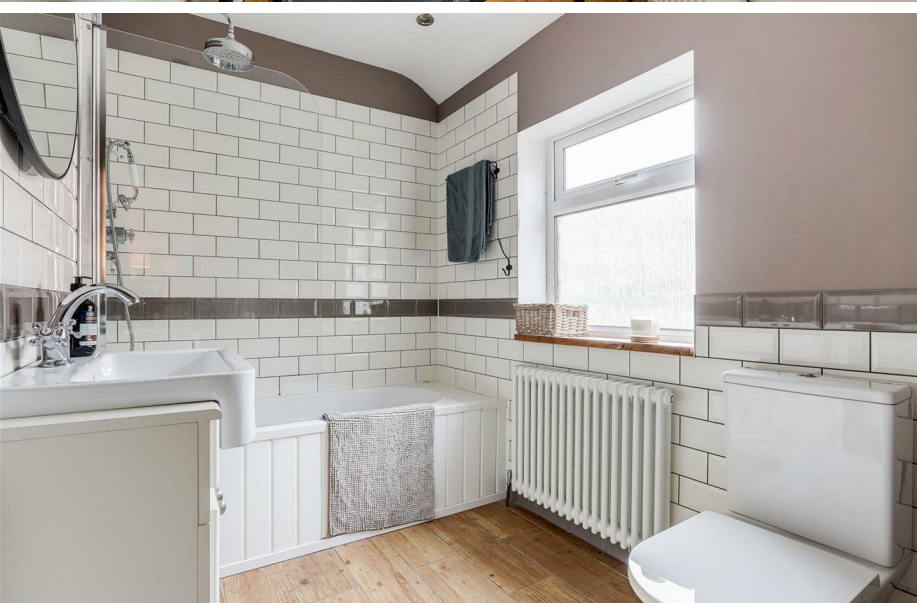
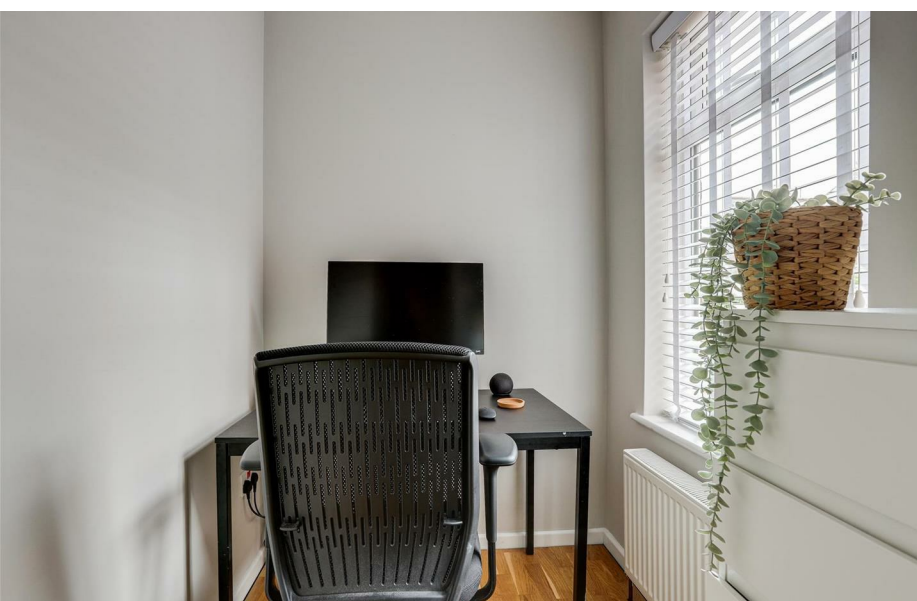


## NO UPWARD CHAIN...

This beautifully presented three-bedroom detached house offers a lifestyle of luxury and comfort. What sets this property apart is not only its stunning presentation but the added convenience of being offered with no upward chain. Upon entering this elegant abode, you're greeted by a spacious entrance hall that sets the tone for the rest of the residence. The ground floor features a generously sized bay-fronted living room, a charming dining room and a modern fitted kitchen. The kitchen, a culinary enthusiast's dream, is equipped with the latest amenities and tastefully designed for both functionality and style. Adding to the ground floor's convenience, you'll also find a well-appointed W/C, ideal for guests and everyday use. Venturing to the first floor, you'll discover three bedrooms, promising peaceful nights and ample storage space. Completing this level is a three-piece bathroom suite, showcasing contemporary fixtures and fittings for relaxation and rejuvenation. To the front of the property there is on-street parking available for you and your guests. To the rear is a private enclosed garden, a verdant sanctuary to unwind, entertain or cultivate your green thumb. Situated in the popular location of Ilkeston, within close proximity to a range of shops, schools, transport links into Nottingham and Derby City Centre and local to Ilkeston train station.

## MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Dining Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

17'5" x 3'5" (max) (5.33m x 1.05m (max))

The entrance hall has original tiled flooring, an integrated doormat, carpeted stairs, a radiator, architraving and a single composite door providing access into the accommodation

### Living Room

14'2" x 12'7" (max) (4.33m x 3.85m (max))

The living room has wooden flooring, a recessed chimney breast alcove with a wooden mantelpiece, a TV point, a radiator, cornice to the ceiling and a UPVC double glazed bay window to the front elevation

### Dining Room

13'0" x 12'11" (max) (3.97m x 3.96m (max))

The dining room has wooden flooring, an in-built storage cupboard, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

### Kitchen

14'11" x 7'6" (max) (4.56m x 2.31m (max))

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, tiled splashback, a vertical radiator, patterned tiled flooring, recessed spotlights, two UPVC double glazed windows to the side elevation and a single UPVC door providing access to the rear garden

### W/C

5'8" x 2'11" (1.73m x 0.89m)

This space has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, tiled splashback, a radiator, patterned tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the side elevation

## FIRST FLOOR

### Landing

19'10" x 6'7" (max) (6.05m x 2.01m (max))

The landing has carpeted flooring and provides access to the loft and first floor accommodation

### Bedroom One

16'2" x 11'8" (max) (4.95m x 3.58m (max))

The main bedroom has carpeted flooring, two radiators, cornice to the ceiling and two UPVC double glazed windows to the front elevation

### Bedroom Two

13'1" x 10'0" (max) (3.99m x 3.06m (max))

The second bedroom has wooden flooring, a radiator, a picture rail and a UPVC double glazed window to the rear elevation

### Bedroom Three

6'11" x 5'1" (2.13m x 1.55m)

The third bedroom has wooden flooring, a radiator and a UPVC double glazed window to the side elevation

### Bathroom

11'7" x 5'8" (max) (3.54m x 1.75m (max))

The bathroom has a low-level dual flush W/C, a vanity-style wash basin, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a column radiator, partially tiled walls, tiled flooring and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a low-maintenance brick-walled garden, courtesy lighting and access to on-street parking

### Rear

To the rear of the property is stone paved patio area and pathway, a well-maintained lawn, a range of plants and shrubs, a shed, courtesy lighting and brick boundaries

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

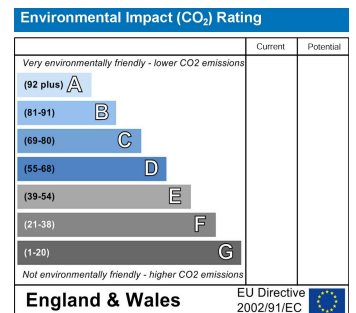
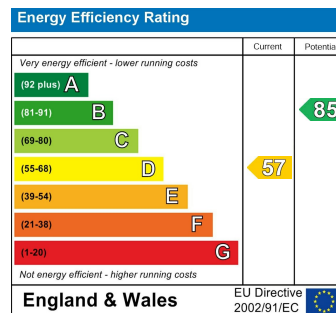
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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