

# HoldenCopley

PREPARE TO BE MOVED

Gayton Road, Ilkeston, Derbyshire DE7 5HN

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£425,000



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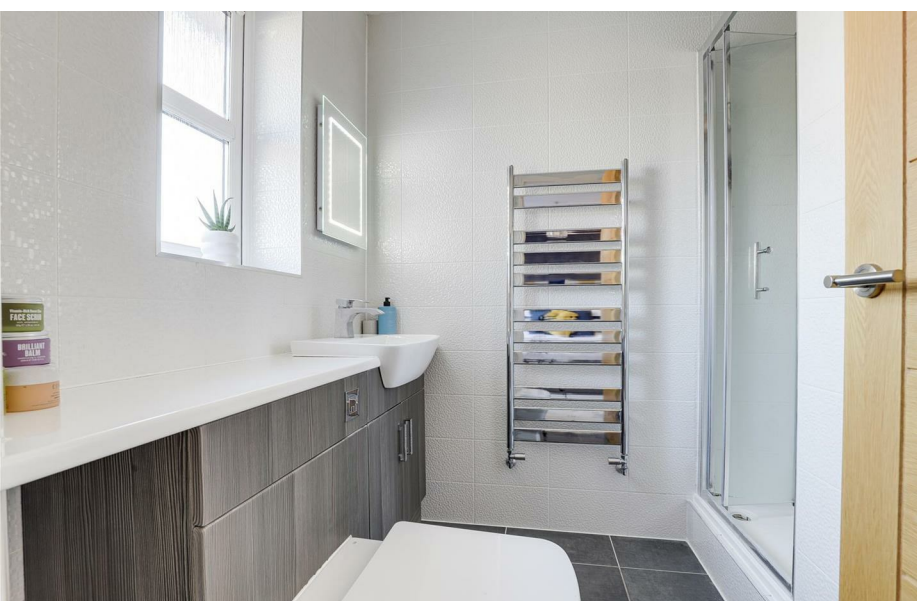
## BEAUTIFULLY PRESENTED FAMILY HOME...

An exciting opportunity to purchase an extremely well-presented, four bedroom, detached family home. The property offers spacious accommodation throughout and offers excellent living accommodation in a popular location. Located in Ilkeston, this property is within close distance of local amenities, eateries, and highly regarded schools as well as excellent transport links into Nottingham and Derby City Centre. To the ground floor is an entrance hall, a bay-fronted living room with a feature fireplace, a modern fitted open plan kitchen/diner with a separate utility room, a W/C and a dining room with bi-fold doors providing access to the rear garden. The first floor carries four bedrooms which are serviced by a stylish three-piece bathroom suite and the master benefitting from an en-suite. To the front of the property is a driveway with access to the garage providing ample off-road parking and to the rear is a private enclosed garden with a well-maintained lawn and multiple seating areas.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Bay-Fronted Living Room
- Modern Fitted Kitchen & Separate Utility Room
- Dining Room With Bi-Fold Doors
- Stylish Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Ample Off-Road Parking
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

17'5" x 5'10" (5.31 x 1.79)

The entrance hall has wooden flooring, carpeted stairs, an under-stair storage cupboard, a radiator and a single composite door providing access into the accommodation

### Living Room

18'2" x 11'5" (into bay) (5.55 x 3.50 (into bay))

The living room has wooden flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation with shutters

### Kitchen/Diner

26'2" x 13'9" max (7.98 x 4.21 max)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated induction hob, a cylinder cooker hood, an integrated dishwasher, a fridge/freezer, tiled splashback, a feature breakfast bar, a TV point, two radiators, recessed spotlights, tiled flooring, two UPVC double glazed windows to the side and rear elevations with shutters and UPVC double French doors providing access to the rear garden

### Utility Room

7'8" x 6'7" (2.35 x 2.02)

The utility room has a worktop, space and plumbing for a washing machine, space for a fridge, tiled flooring and a UPVC double glazed window to the side elevation

### Dining Room

16'3" x 9'5" (4.97 x 2.88)

The dining room has tiled flooring, a radiator, two Velux windows, tiled flooring, a UPVC double glazed window to the rear elevation with shutters and aluminium bi-fold doors providing access to the rear garden

### W/C

5'8" x 2'9" (1.75 x 0.84)

This space has a low-level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, tiled splashback, a radiator and tiled flooring

## FIRST FLOOR

### Landing

14'9" x 6'2" (4.52 x 1.88)

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed window to the side elevation with shutters and provides access to the loft and first floor accommodation

### Master Bedroom

14'8" x 11'6" max (4.48 x 3.51 max)

The main bedroom has carpeted flooring, fitted wardrobes, access to the en-suite, a radiator and a UPVC double glazed window to the front elevation

### En-Suite

7'8" x 5'11" (2.35 x 1.82)

The en-suite has a low-level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall style and hand-held shower fixture, a glass shower screen, a wall-mounted LED mirror, a chrome heated towel rail, fully tiled wall, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the front elevation

### Bedroom Two

11'9" x 11'6" max (3.59 x 3.51 max)

The second bedroom has carpeted flooring, fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation with shutters

### Bedroom Three

9'6" x 8'0" (2.91 x 2.44)

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

### Bedroom Four

8'0" x 7'8" (2.45 x 2.35)

The fourth bedroom has wood-effect laminate flooring, a radiator and a UPVC double glazed window to the rear elevation with shutters

### Bathroom

7'7" x 6'1" (2.32 x 1.87)

The bathroom has a low-level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, a bath with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, tiled walls and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

### Front

To the front of the property is a paved driveway with access to the garage providing off-road parking for multiple cars, courtesy lighting, decorative plants and shrubs and gated access to the rear garden

### Garage

9'6" x 7'10" (2.90 x 2.39)

The garage has lighting, a wall-mounted fuse box and an up-and-over door providing access

### Rear

To the rear of the property is a private enclosed garden with a block paved area, a low-maintenance lawn, a stone paved area, a stone pebbled area, courtesy lighting, an outdoor tap, decorative plants and shrubs and panelled fencing

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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.

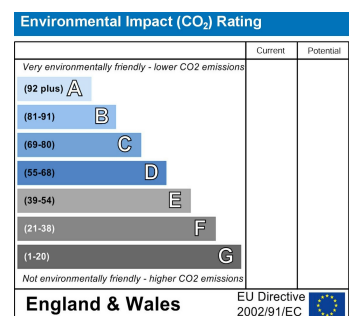
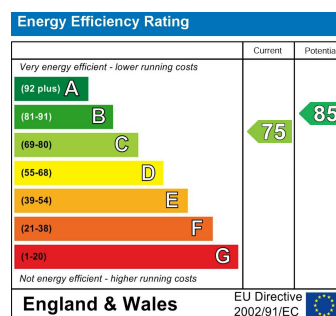
The vendor has advised the following:

Property Tenure is Freehold

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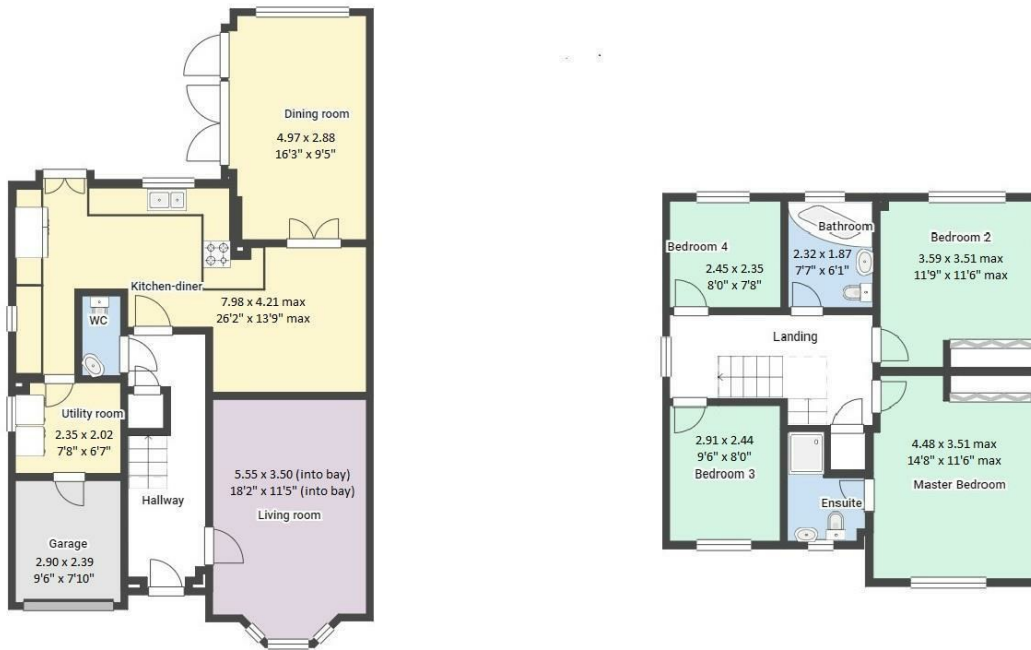
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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