

HoldenCopley

PREPARE TO BE MOVED

Gisbey Road, Ilkeston, Derbyshire DE7 4SF

Guide Price £270,000

Gisbey Road, Ilkeston, Derbyshire DE7 4SF



GUIDE PRICE £270,000 TO £290,000

THE PERFECT FAMILY HOME...

Constructed within recent years and still benefiting from a new build guarantee, this exceptional four-bedroom detached house offers spacious and impeccably presented accommodation, ideal for a growing family. Situated in a quiet development, the property enjoys close proximity to local amenities, excellent school catchments, and convenient commuting links. The ground floor features an inviting entrance hall, a generous living room, a modern fitted kitchen open plan to a dining area, a practical utility room, and a convenient W/C. Upstairs, the first floor hosts four well-proportioned bedrooms, serviced by a stylish family bathroom and an en-suite to the master bedroom. Outside, the front of the property boasts a driveway with space for two cars and access to the integral garage. To the rear, a private enclosed south-facing garden with a decked seating area provides a perfect space for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Utility & W/C
- Two Bathrooms
- Integral Garage & Driveway
- Private South-Facing Garden
- New-Build Guarantee Remaining
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, a radiator, carpeted stairs, and a composite door providing access into the accommodation.

Living Room

11'0" x 15'8" (3.37m x 4.80m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect laminate flooring, a TV point, a radiator, and double doors opening into the kitchen diner.

Kitchen Diner

10'2" x 18'4" (3.11m x 5.60m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops and a breakfast bar, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven with a gas hob and extractor fan, an integrated fridge and freezer, tiled splashback, wood-effect laminate flooring, an open plan dining area, a radiator, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

5'2" x 7'1" (1.58m x 2.18m)

The utility room has a fitted shaker-style base and wall unit with a wood-effect worktop, wood-effect laminate flooring, an integrated washing machine, a radiator, and a single UPVC door providing side access.

W/C

2'9" x 5'2" (0.86m x 1.60m)

This space has a low level dual flush W/C, a pedestal wash basin, tiles splashback, vinyl flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

6'5" x 6'10" (1.97m x 2.09m)

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'1" x 14'4" (4.00m x 4.37m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and access into the en-suite.

En-Suite

6'0" x 6'11" (1.83m x 2.12m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a chrome heated towel rail, an extractor fan, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

9'3" x 12'2" (2.83m x 3.72m)

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

Bedroom Three

9'3" x 9'7" (2.84m x 2.93m)

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

Bedroom Four

7'2" x 9'7" (2.20m x 2.93m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

6'2" x 6'9" (1.90m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, vinyl flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area with shrubs, courtesy lighting, a driveway for two cars, access into the garage, and side gated access to the garden.

Garage

9'3" x 15'6" (2.82m x 4.74m)

The garage has lighting and an up and over door opening out onto the driveway.

Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, raised planters, a lawn, various plants and shrubs, courtesy lighting, an outdoor tap, external power sockets, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 3G / 4G 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+

Area: very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – 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:

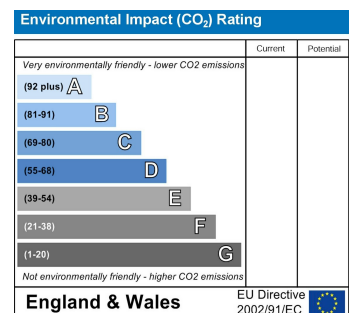
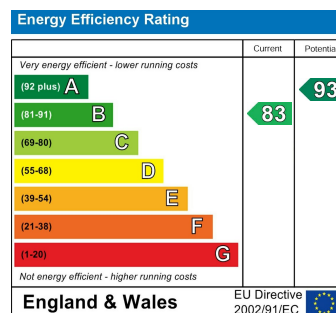
Property Tenure is Freehold

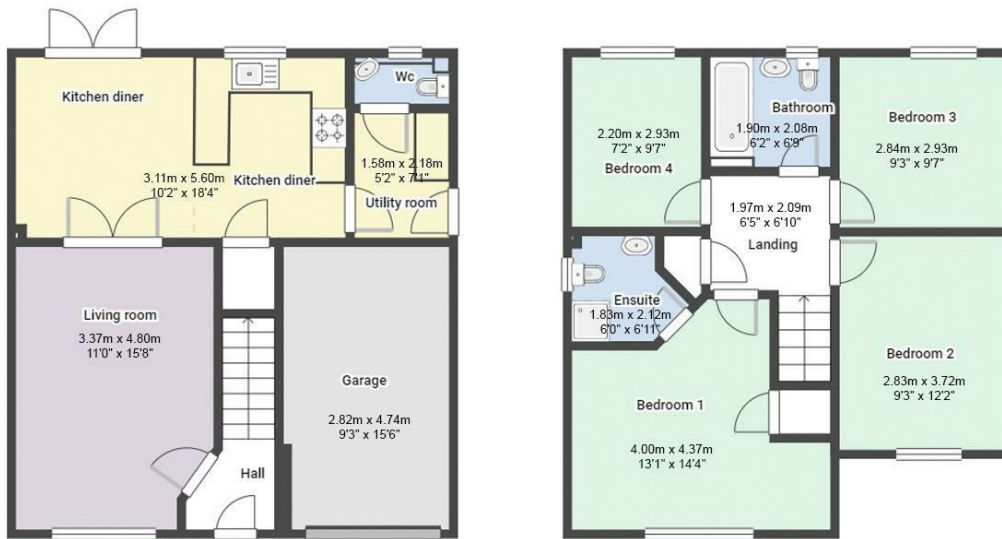
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk