

# HoldenCopley

PREPARE TO BE MOVED

Ladywood Road, Ilkeston, Derbyshire DE7 4NE

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£250,000



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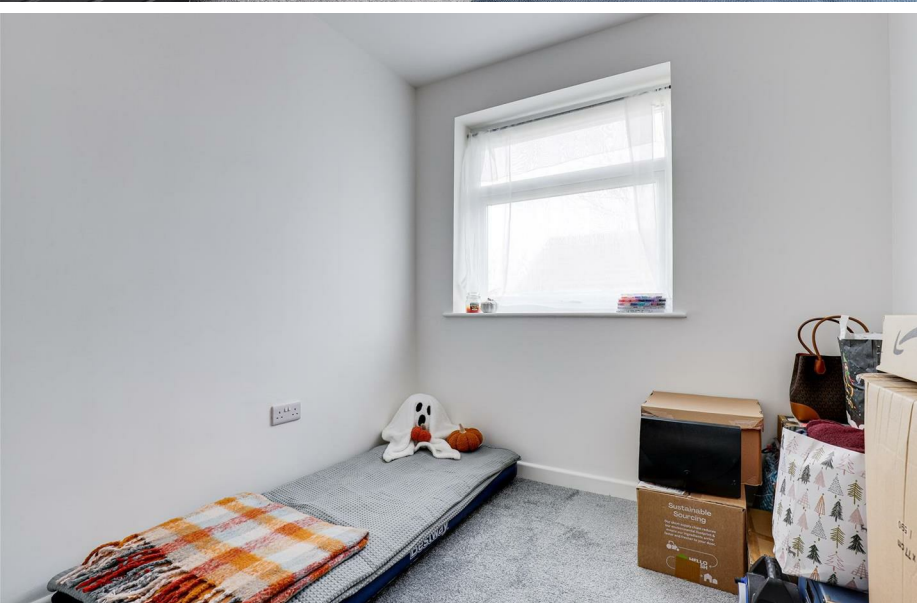
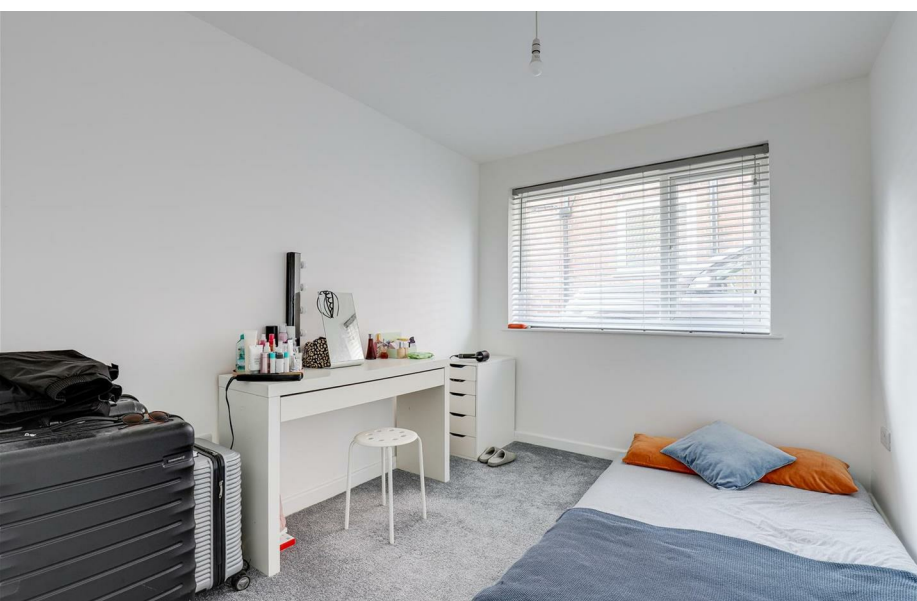
## BEAUTIFULLY RENOVATED DETACHED BUNGALOW...

This stunning three-bedroom detached bungalow has been renovated to an exceptional standard, offering spacious and beautifully presented accommodation throughout—perfect for anyone looking to move straight in. The property boasts a brand-new kitchen, two modern bathrooms, a new boiler, and has been completely rewired, ensuring a contemporary and energy-efficient living space. Situated in a popular location, it is within close proximity to local amenities including shops, excellent transport links, and great school catchments. Upon entering, you are welcomed into an entrance hall, leading to an impressive open-plan kitchen and living area, designed for modern living. The kitchen is stylish and well-equipped, seamlessly flowing into the living room, which features double French doors that open onto the private south-facing garden. The bungalow offers three well-proportioned bedrooms, with the master benefitting from its own private en-suite, while the main bathroom boasts a contemporary three-piece suite. There is also loft access, providing additional storage potential. Externally, the property continues to impress with a block-paved driveway, a front garden with a neatly maintained lawn and mature shrubs, and a single gate providing access to the rear. The landscaped south-facing garden offers a patio area, perfect for outdoor dining, and a well-kept lawn, creating a peaceful retreat to relax and unwind. This property is a fantastic opportunity for those seeking a stylish and move-in-ready home in a well-connected location.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Open Plan Modern Fitted Kitchen
- Reception Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private South-Facing Rear Garden
- Beautifully Renovated Throughout
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

3\*4" x 16\*2" (1.04m x 4.95m)

The entrance hall has UPVC double-glazed full length windows to the front elevation, laminate flooring, a radiator and a single composite door providing access into the accommodation.

Hall

8\*5" x 2\*6" (2.58m x 0.78m)

The hall has laminate flooring and access into the loft.

Kitchen

12\*10" x 12\*5" (3.92m x 3.79m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a breakfast bar, an integrated dishwasher and washing machine, an electric hob, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, a built-in cupboard, laminate flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing side access.

Living Room

19\*1" x 13\*7" (5.82m x 4.15m)

The living room has UPVC double-glazed windows to the side and rear elevations, laminate flooring, a radiator, a recessed chimney breast alcove and a tiled hearth and UPVC double French doors providing access out to the garden.

Master Bedroom

13\*2" x 10\*1" (4.02m x 3.09m)

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

En-Suite

3\*10" x 4\*9" (1.17m x 1.45m)

The en-suite has a low level flush W/C with an integrated wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, waterproof wall panels, vinyl flooring, a chrome heated towel rail, an extractor fan and recessed spotlights.

Bedroom Two

8\*4" x 10\*2" (2.55m x 3.10m)

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

Bedroom Three

8\*5" x 7\*5" (2.57m x 2.27m)

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

Bathroom

8\*2" x 5\*5" (2.51m x 1.66m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, vinyl flooring, waterproof wall panels, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway, a garden with a lawn and mature shrubs and a single gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a patio and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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 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.

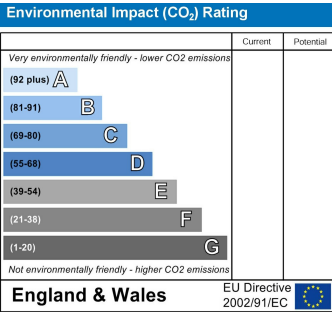
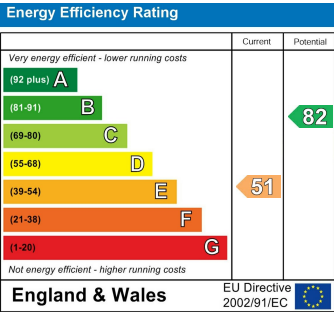
The vendor has advised the following:

Property Tenure is Freehold

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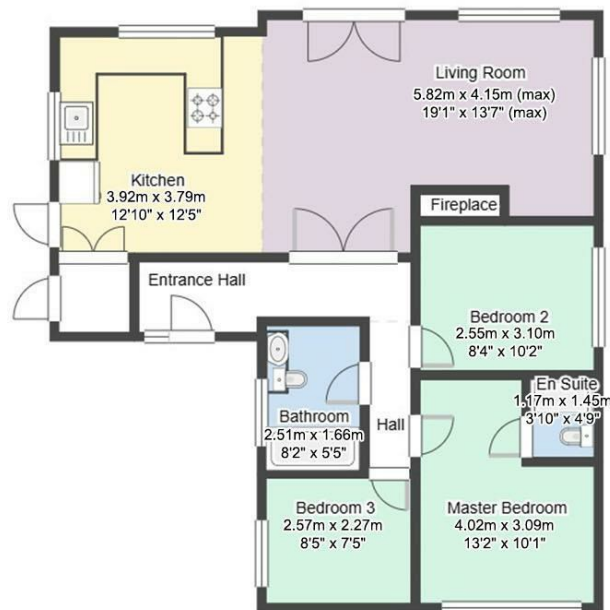
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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