

HoldenCopley

PREPARE TO BE MOVED

Heanor Road, Ilkeston, Derbyshire DE7 8TN

£280,000

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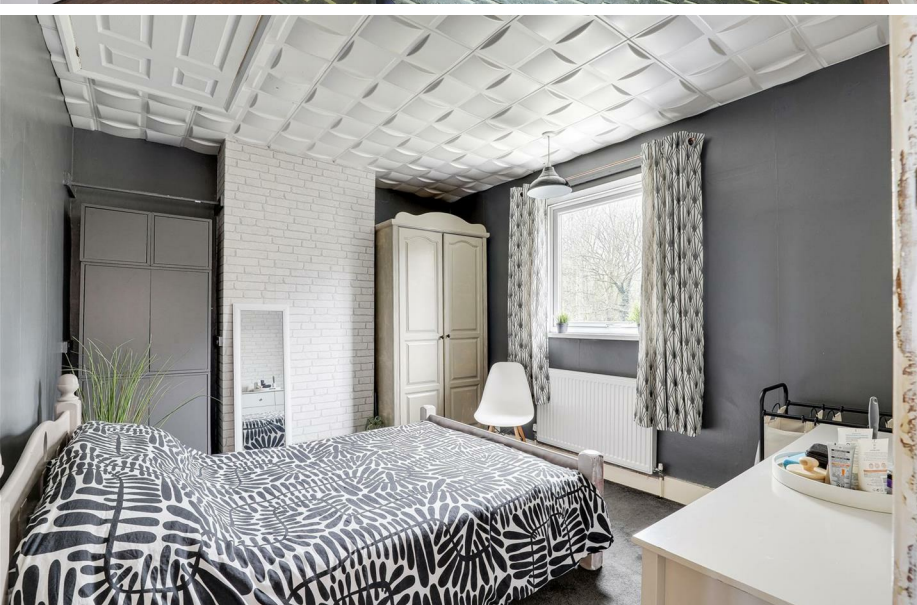


BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation, making it perfect for anyone looking to move straight in. Ideally situated within close proximity to a range of local amenities, including Shipley Country Park, shops, excellent transport links, and great school catchments. The ground floor welcomes you with an entrance hall leading into a bay-fronted living room, complete with a log burner that creates a warm and inviting atmosphere. The modern fitted kitchen provides a stylish yet functional space, seamlessly flowing into a sunroom that offers an additional area to relax and enjoy views of the garden. Upstairs, the first floor boasts three well-proportioned bedrooms, a three-piece bathroom suite, and access to a fully boarded loft, providing valuable extra storage. Externally, the property continues to impress. The front features a block-paved driveway, offering off-road parking. The private enclosed west-facing rear garden is thoughtfully designed, it includes a patio area, a neatly maintained lawn, and a brick-built outbuilding, ideal for storage or potential conversion into a home office or workshop. With its tasteful décor and well-maintained interiors this fantastic home is ready to be enjoyed by its next owners.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay Fronted Reception Room With Log Burner
- Modern Fitted Kitchen
- Sunroom
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Beautifully Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'4" x 6'2" (3.47m x 1.88m)

The entrance hall has obscure windows to the front elevation, wood-effect flooring, a carpeted stairs runner, a column radiator, a ceiling rose and a single door with a stained glass insert providing access into the accommodation.

Living Room

12'11" x 13'3" (3.94m x 4.04m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with decorative surround, a log burner and a tiled hearth, a TV point, a ceiling rose and coving to the ceiling.

Kitchen

10'3" x 20'0" max (3.13m x 6.11m max)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, a kitchen island with a wine rack and stools, a freestanding range cooker, a fridge-freezer, a sink with a drainer, space and plumbing for a washing machine, a built-in storage cupboard, wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, open access into the sunroom and a single UPVC door providing side access.

Sunroom

9'5" x 16'2" (2.89m x 4.94m)

The sunroom has double-glazed windows to the side and rear elevation, wood-effect flooring, a radiator, partially panelled walls and a sliding patio door providing access out to the garden.

FIRST FLOOR

Landing

6'10" x 7'8" (2.10m x 2.34m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a ceiling rose and provides access to the first floor accommodation.

Master Bedroom

10'11" x 13'3" (3.35m x 4.04m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a panelled feature wall, two wardrobes and a picture rail.

Bedroom Two

12'1" x 10'3" (3.70m x 3.13m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into a boarded loft via a drop-down ladder.

Bedroom Three

7'8" x 6'11" (2.36m x 2.11m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, partially panelled walls, a radiator and coving to the ceiling.

Bathroom

5'7" x 6'10" (1.72m x 2.09m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a corner fitted shower enclosure with an electric shower, wood-effect flooring, a radiator, tiled walls, a built-in cupboard, an extractor fan, access into the boarded loft via a drop-down ladder and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a patio, a lawn, mature trees and a brick built outbuilding.

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, most 5G & some 3G 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

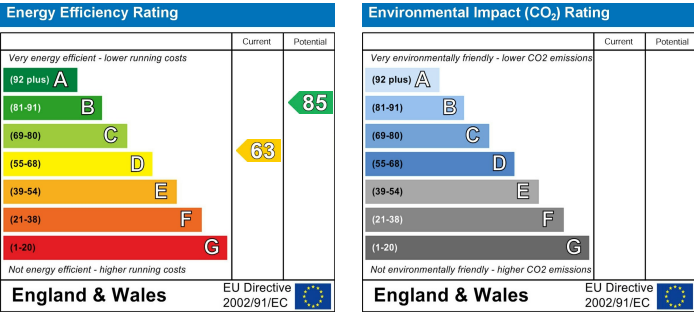
Council Tax Band Rating - Derbyshire County Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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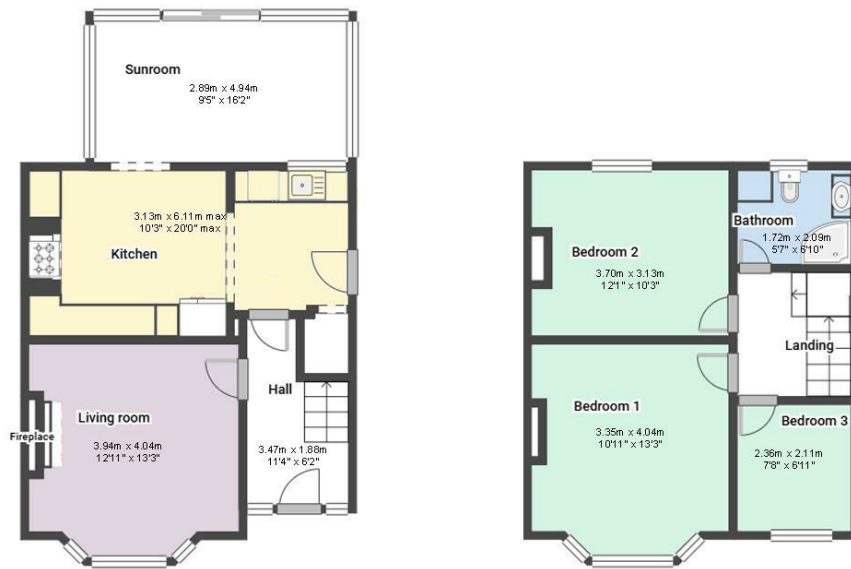
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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