

HoldenCopley

PREPARE TO BE MOVED

Gisbey Road, Ilkeston, Derbyshire DE7 4SF

£280,000

Gisbey Road, Ilkeston, Derbyshire DE7 4SF

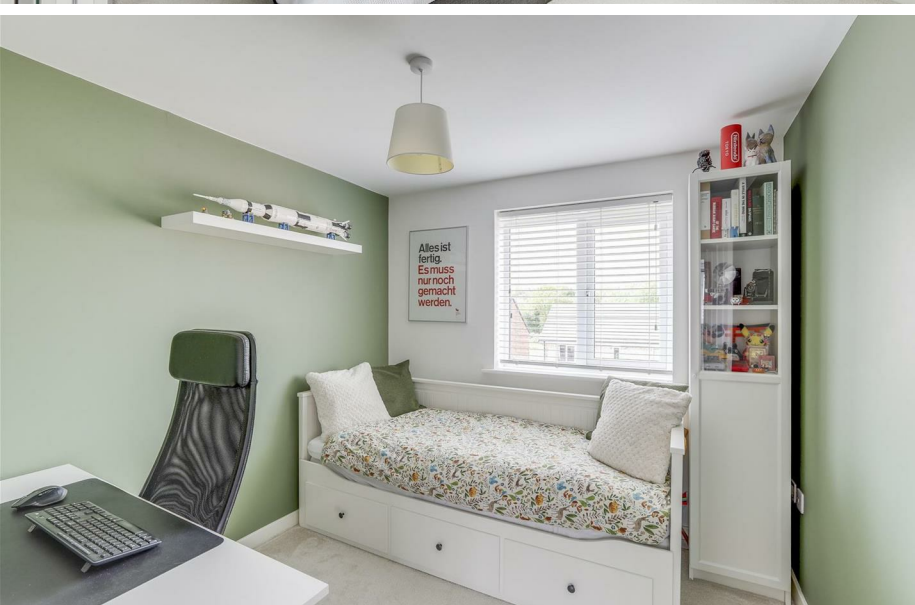


BEAUTIFULLY PRESENTED FAMILY HOME...

This exceptionally well-presented three-bedroom detached property offers the perfect blend of modern living and practical design, making it an ideal purchase for a wide variety of buyers, including families, professionals, and those looking for their forever home. Tucked away in a sought-after residential area just minutes from Ilkeston town centre, this home enjoys the convenience of a central location while still offering peace and privacy. With an excellent selection of shops, cafés, restaurants, and bars nearby, along with reputable schools and fantastic transport links such as Ilkeston Train Station and easy access to the M1, this property is perfectly positioned for modern living. The ground floor accommodation is immaculately maintained and flooded with natural light, beginning with a bright and welcoming entrance hallway. To the right, you'll find a spacious living room, and to the rear, the heart of the home lies in the open-plan kitchen diner, complete with sleek units and ample space for dining and entertaining. Completing the ground floor is a separate utility room offering additional storage and laundry space, along with a convenient downstairs W/C. Upstairs, the property continues to impress with three double bedrooms. The master bedroom benefits from its own private en-suite shower room, while the remaining two bedrooms are serviced by a modern three-piece bathroom suite. Outside, the front of the property boasts a generous driveway providing off-street parking for multiple vehicles and access to a detached garage. Gated side access leads to a beautifully landscaped rear garden, an ideal space for summer gatherings and outdoor relaxation.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Spacious Living Room
- Modern Kitchen/Diner
- Utility Room
- Three-Piece Bathroom Suite
- Ground Floor W/C
- En-Suite
- Driveway & Detached Garage
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

12'11" x 6'9" (3.96m x 2.08m)

The entrance hall features vinyl flooring, carpeted stairs, a radiator, a built-in cupboard, a UPVC double-glazed window to the side elevation, access to the ground floor W/C, and a composite door providing entry into the accommodation.

W/C

5'3" x 3'0" (1.62m x 0.92m)

This space features a low-level dual flush W/C, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, and vinyl flooring.

Living Room

12'11" x 12'2" (3.94m x 3.72m)

The living room has carpeted flooring, a radiator, a TV point, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

18'0" x 9'3" (5.50m x 2.83m)

The kitchen features a range of fitted wall and base units with wood-effect worktops, an integrated oven, a gas hob with a splashback and extractor fan, a stainless steel sink and a half with drainer, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, a radiator, vinyl flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, double French doors opening out to the rear garden, and access to the utility room.

Utility Room

5'8" x 5'3" (1.74m x 1.62m)

The utility has fitted base and wall units with wood-effect worktops, a radiator, space for a dryer, vinyl flooring, and a UPVC door providing side access.

FIRST FLOOR

Landing

12'2" x 6'10" (max) (3.72m x 2.09m (max))

The landing has carpeted flooring, a built-in cupboard, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first-floor accommodation.

Master Bedroom

12'11" x 10'8" (3.95m x 3.27m)

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

En-Suite

5'11" x 5'10" (1.81m x 1.78m)

The en-suite features a low-level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed rainfall shower and bi-folding door, a chrome heated towel rail, an extractor fan, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

9'6" x 8'6" (2.90m x 2.61m)

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

Bedroom Three

9'6" x 9'3" (2.90m x 2.83m)

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

Bathroom

6'9" x 5'6" (2.08m x 1.68m)

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

OUTSIDE

Front

To the front of the property is a lawn with various shrubs, a driveway for off-street parking, access to the garage, and gated side access to the rear garden.

Garage

17'6" x 8'11" (5.34m x 2.74m)

The garage has lighting, power points, and an up-and-over door.

Rear

To the rear is an enclosed garden, a seating area with blue slate chippings, a lawn, external lighting, various plants and shrubs, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G

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+

Flood Risk Area - Very Low

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.

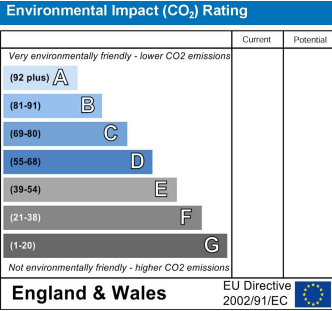
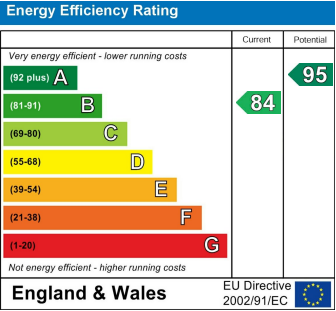
The vendor has advised the following:

Property Tenure is Freehold

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 licence 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.



Gisbey Road, Ilkeston, Derbyshire DE7 4SF

HoldenCopley
PREPARE TO BE MOVED



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

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.