

HoldenCopley

PREPARE TO BE MOVED

Tennyson Street, Ilkeston, Nottinghamshire DE7 8JY

Guide Price £350,000

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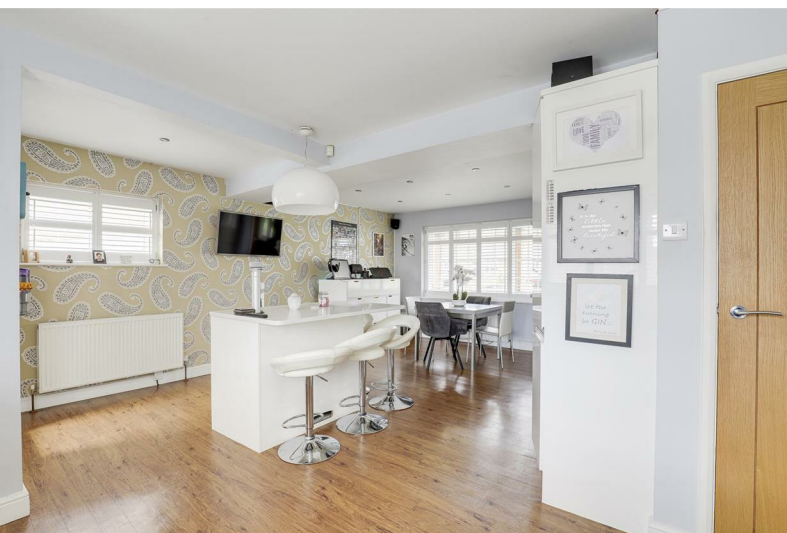


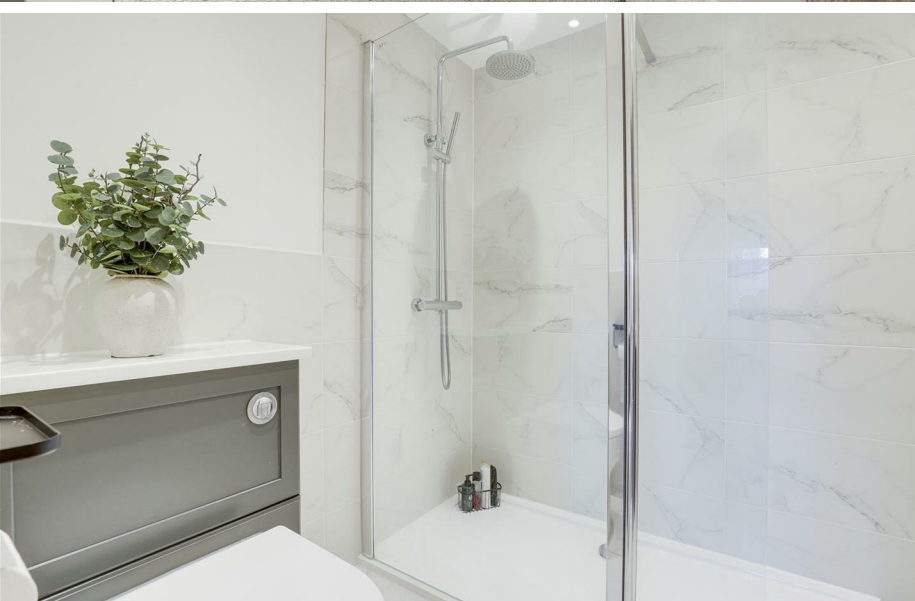
Guide Price: £350,000 - £375,000

SPACIOUS FAMILY HOME...

This beautifully presented detached house offers spacious accommodation, making it the perfect home for a growing family. The property is situated in a quiet cul-de-sac location within Ilkeston, a popular area that benefits from excellent local amenities, schools, transport links, and access to scenic countryside walks. Upon entering the property, you are welcomed by a canopy-covered entrance leading into the hallway. The ground floor boasts a generous living room with open access into the sun room, complete with a sky lantern ceiling and bi-folding doors opening out to the garden. The heart of the home is the open plan kitchen and dining area, which is exceptionally spacious and fitted with modern units, quartz worktops, a central island with breakfast bar seating, and a range of integrated appliances. There is also access to a utility porch for added convenience. The first floor is equally impressive, offering a large master bedroom with a four-piece en-suite, three further bedrooms, a stylish three-piece family bathroom suite, and ample fitted storage throughout. Outside, to the front, there is a driveway providing off-street parking for two cars, a log store, and a low-maintenance artificial lawn. To the rear, you will find a private and enclosed landscaped garden with natural stone paving, an artificial lawn, two timber sheds, and space for a hot tub, creating the ideal setting for relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Stylish Open Plan Kitchen & Dining Room With Separate Utility Porch
- Spacious Living Room With Log-Burner
- Sun Room With Bi-Folding Doors
- Bathroom & Four-Piece En-Suite
- Low Maintenance Landscaped Garden
- Driveway For Two Cars
- Quiet Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*7" x 3*6" (1.71m x 1.08m)

The entrance hall has LVT flooring, carpeted stairs, coving to the ceiling, and a single composite door providing access into the accommodation.

Living Room

22*0" x 11*9" (6.73m x 3.59m)

The living room has a UPVC double-glazed window to the front elevation, LVT flooring, coving to the ceiling, a TV point, a recessed chimney breast alcove with a decorative mantelpiece and a log-burning stove, and open access into the sun room.

Sun Room

10*7" x 9*9" (3.24m x 2.98m)

The sun room has LVT flooring, a sky lantern ceiling, recessed spotlights, UPVC double-glazed windows with fitted blinds to the side and rear elevation, and bi-folding doors with fitted blinds opening out onto the rear patio.

Kitchen Diner

22*2" x 17*10" (6.77m x 5.44m)

The open plan kitchen and dining room has a range of fitted handleless gloss base and wall units with quartz worktops, a fitted breakfast bar island, an undermount sink and a half sink with a movable swan neck mixer tap and draining grooves, an integrated dishwasher, a five-ring gas hob with an extractor hood, an integrated Neff combi-oven, an integrated Neff oven and warming drawer, space for an American-style fridge freezer, tiled splashback, plinth lighting, LVT flooring, two radiators, recessed spotlights, UPVC double-glazed windows with bespoke fitted shutters, and access into a pantry.

Pantry

6*0" x 2*11" (1.85m x 0.89m)

Utility Porch

5*9" x 3*10" (1.77m x 1.19m)

This space has patterned flooring, a wall-mounted BAXI boiler, coving to the ceiling, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

11*4" x 6*7" (3.47m x 2.01m)

The landing has carpeted flooring, a wooden banister with a glass panel, coving to the ceiling, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14*10" x 11*11" (4.54m x 3.64m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a loft hatch, and access into the en-suite.

En-Suite

11*1" x 6*11" (3.40m x 2.11m)

The en-suite has a low level dual flush WC, a wall-hung wash basin, a double-ended bath with central taps, a corner fitted shower enclosure with a tower panel featuring body jet, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10*10" x 10*10" (3.32m x 3.31m)

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

Bedroom Three

10*10" x 9*9" (3.31m x 2.98m)

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

Bedroom Four

7*10" x 6*9" (2.41m x 2.07m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, fitted wardrobes, and over-the-bed storage cupboards.

Bathroom

7*6" x 6*3" (2.30m x 1.92m)

The bathroom has a concealed dual flush WC, a vanity unit wash basin with fitted storage underneath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a low-maintenance frontage with an artificial lawn, a log-store, and a block-paved driveway to the side providing off-street parking. The entrance is covered by a canopy roof supported by brick pillars.

Rear

To the rear of the property is a private enclosed low maintenance garden with natural stone paving slabs, an artificial lawn, space for a jacuzzi, raised planters, external lighting, an outdoor tap, two timber sheds, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G coverage
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 risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

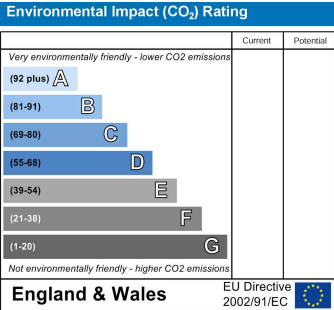
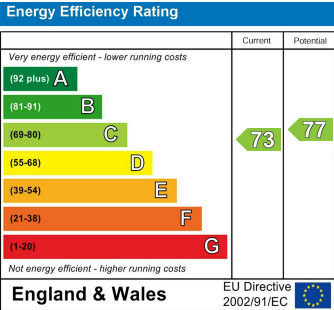
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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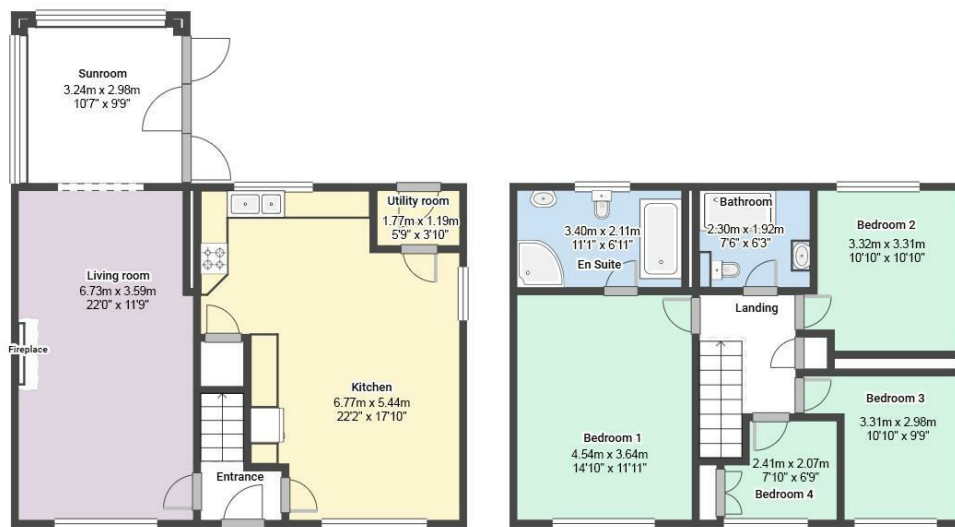
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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