



**Scollins Court, Ilkeston, DE7 8GY**

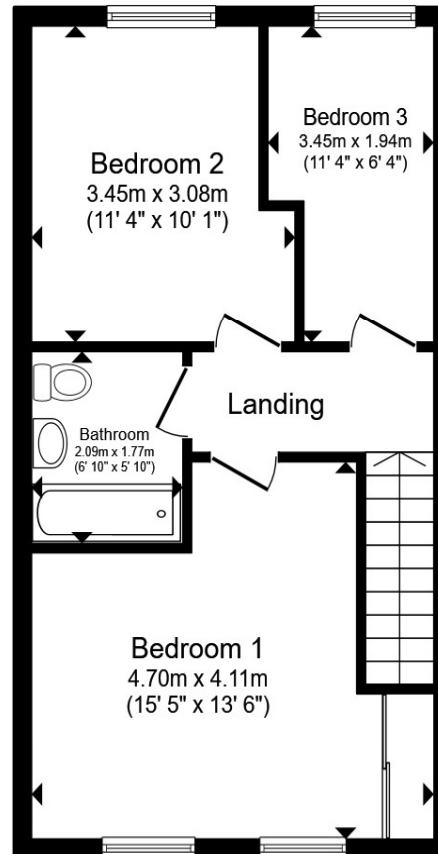
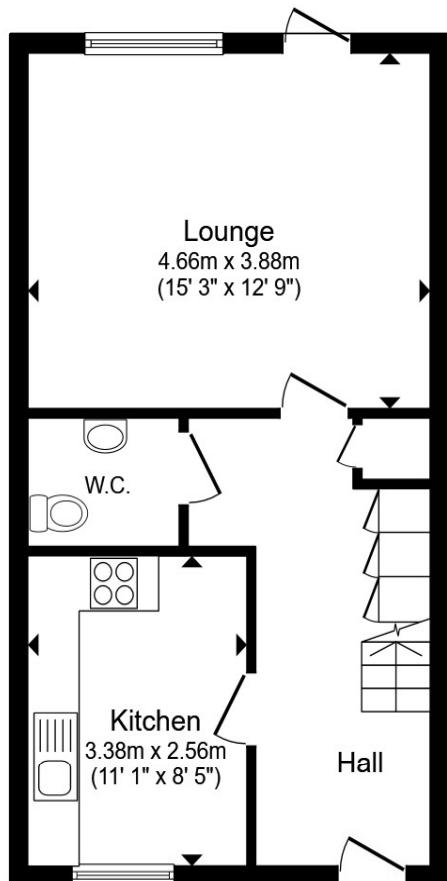
**welcome to**

**Scollins Court, Ilkeston**

\*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply

A beautifully presented three-bedroom mid-terraced home in a quiet Ilkeston location, offering modern décor, a cosy living space, contemporary





### Lounge

15' 3" MAX x 12' 9" MAX ( 4.65m MAX x 3.89m MAX )

### Kitchen

11' 1" MAX x 8' 5" MAX ( 3.38m MAX x 2.57m MAX )

### Bedroom 1

15' 5" MAX x 13' 6" MAX ( 4.70m MAX x 4.11m MAX )

### Bedroom 2

11' 4" MAX x 10' 1" MAX ( 3.45m MAX x 3.07m MAX )

### Bedroom 3

11' 3" MAX x 6' 3" MAX ( 3.43m MAX x 1.91m MAX )

### Bathroom

6' 8" MAX x 5' 8" MAX ( 2.03m MAX x 1.73m MAX )

**\*\*\*Legal Fees Paid\*\*\* T&Cs**

Total floor area 83.3 m<sup>2</sup> (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Scollins Court, Ilkeston

- \*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply
- Three-bedroom mid-terraced home in a quiet Ilkeston location
- Bright living room with wooden flooring, fireplace, and garden access. Contemporary kitchen and dining space
- Two double bedrooms plus a cosy single used as a home office
- Modern family bathroom with shower over bath

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£195,000**



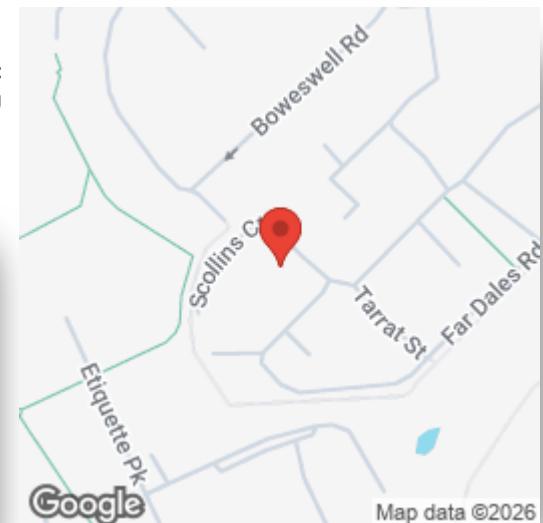
**view this property online** [bagshawsresidential.co.uk/Property/DBY121402](http://bagshawsresidential.co.uk/Property/DBY121402)

Welcome to this beautifully decorated three-bedroom mid-terraced home, set on a peaceful residential road in Ilkeston, Derbyshire. Warm, inviting, and ready to move into, this property blends modern style with a cosy homely feel, making it ideal for young families, first-time buyers, downsizers, or investors.

Step inside a bright and welcoming living room wooden flooring, a modern fireplace, and a stylish feature entertainment wall. A door leads directly to the well-maintained rear garden, creating a lovely flow between indoor and outdoor living. The contemporary kitchen is fitted with ample cupboard space, and room for dining.

Upstairs, you'll find three good-sized bedrooms—two doubles and a beautifully decorated single currently used as a home office. All bedrooms are carpeted, adding warmth and comfort. The modern family bathroom includes a shower over the bath and attractive LVT flooring.

Outside, the private rear garden offers a patio, lawn, and low-maintenance plants and flowers, perfect for relaxing or entertaining. The property also benefits from 1 allocated parking spot and 1 visitors space. Ilkeston provides excellent local amenities, shops, schools, and major road links, making it a convenient and family-friendly place to call home.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DBY121402 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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