



42 Vernon Street  
Ilkeston DE7 8PD  
£300,000





## 42 Vernon Street Ilkeston DE7 8PD

A delightful three/four bedroomed extended detached family home, the generous accommodation in brief comprises porch, entrance hall with Minton tiled flooring, spacious lounge with bay window, dining room, fitted kitchen, utility room, gym space, beauty room with wash hand basin and a small waiting area, downstairs showroom, large downstairs bedroom with Mezzanine area. Upstairs there are three bedrooms, large landing and a family bathroom.

Outside there ample parking to the front and a enclosed rear garden with covered seating area with built in log burner perfect for outside entertaining, lawn and outbuilding.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City hospital and the QMC Hospital are less than 20 minutes away.







### Entrance Hallway

Double glazed entrance door to the front elevation, stairs to first floor, under stairs cupboard, radiator & Minton tiled flooring.



### Lounge

14'5" x 12'11" (4.39m x 3.94m)

Double glazed windows to the side & front elevation, brick fireplace housing cast iron log burner, TV point, radiator & fitted carpet.



### Dining Room

12'0" x 10'5" (3.66m x 3.18m)

Double single glazed French doors from lounge into dining room, double glazed side window & French doors to the rear elevation, coving to ceiling & tiled flooring.

### Conservatory/ Gym Area

6'7 x 7'6 (2.01m x 2.29m)

UPVC double glazed French doors, radiator, tiled flooring, velux window.

### Fitted Kitchen

9'11" x 8'3" (3.02m x 2.51m)

Two double glazed windows to the rear elevation, single glazed door into side room, wall & base units with laminate worktop over, ceramic sink & drainer with mixer tap, space for free standing cooker with extractor over, spot light lighting, fully tiled walls & flooring.



### Utility Room

9'0" x 7'6" (2.74m x 2.29m)

Wall units, laminate worktop, space for washing machine & dryer, space for larder fridge & freezer, wall mounted combi boiler, tiled walls & vinyl flooring.



### Downstairs Shower room

8'10" x 7'4" (2.69m x 2.24m)

Frosted double glazed window to the rear elevation, radiator, walk in shower, double vanity sink, WC, radiator, tiled flooring and walls, ceiling spotlights.

### Rear Lobby/ Waiting area

7'11" x 7'3" (2.41m x 2.21m)

Double glazed French doors, radiator, tiled flooring, Velux window, sliding door to beauty room.

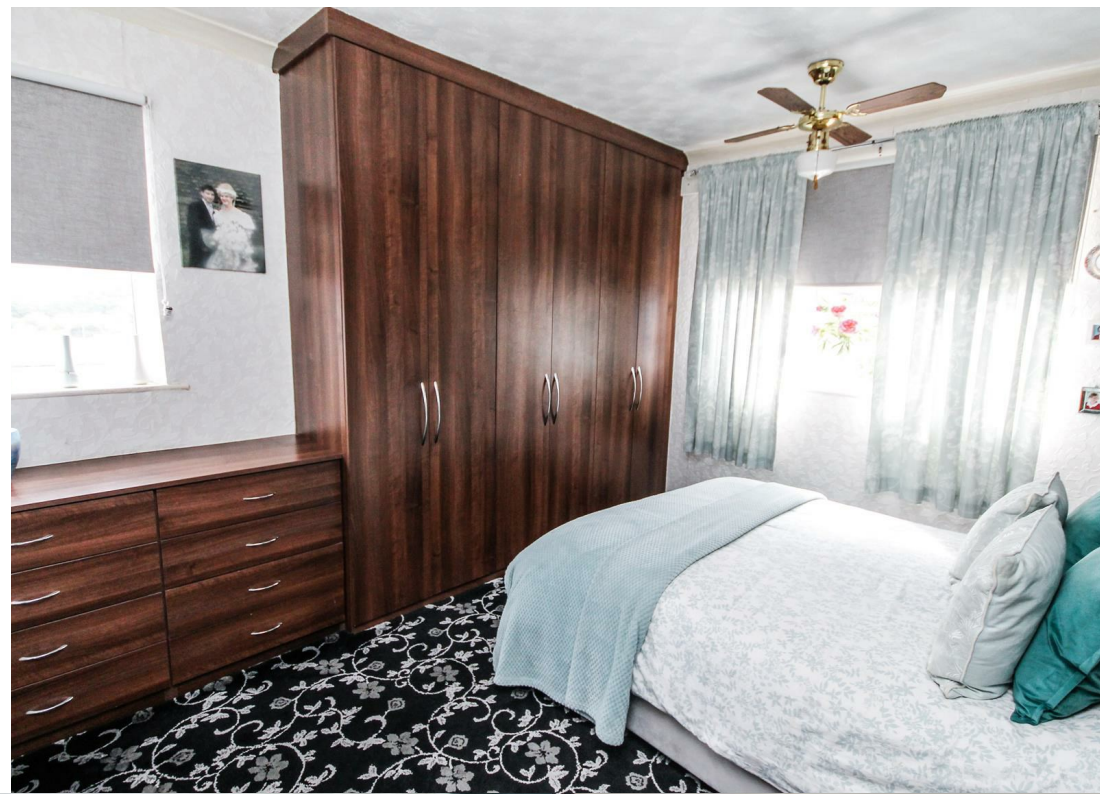
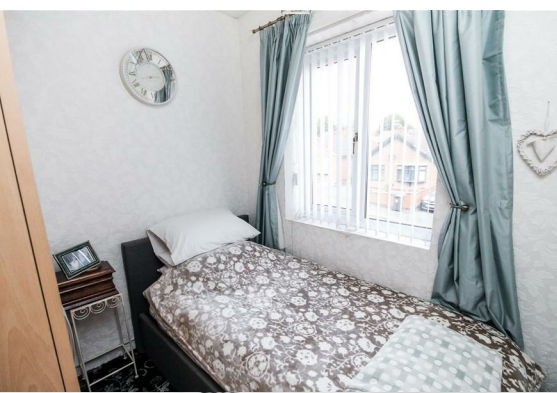
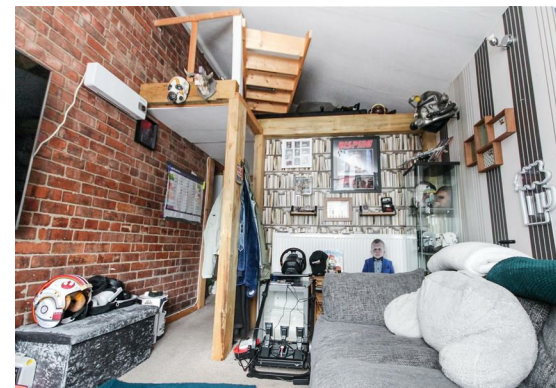


### Beauty Room

7'11 x 7'3 (2.41m x 2.21m)

UPVC double glazed window, Velux window, electric fan heater, vanity wash basin, tiled flooring.





### Downstairs Bedroom

17'8" x 9'7" (5.38m x 2.92m)

Double glazed front window, radiator, TV point, mezzanine area, two storage cupboards.

### First Floor

#### Landing

Double glazed window to the side elevation, doors leading to bedrooms and bathroom.

#### Bedroom One

12'0" x 11'1" (3.66m x 3.38m)

Range of fitted furniture, radiator, tow double glazed windows to the side and rear elevations.

#### Bedroom Two

13'11" x 12'10" (4.24m x 3.91m)

Two double glazed windows, radiator, stairs leading to loft room.

#### Loft Room

8'8" x 12'3" (2.65m x 3.74m)

Lighting and power radiator, storage space.

#### Bedroom Three

7'8" x 7'0" (2.34m x 2.13m)

Double glazed window to the front elevation, radiator, fitted wardrobe.

#### Bathroom

9'10" x 8'3" (3.00m x 2.51m)

Two double glazed frosted rear windows, radiator, corner bath, corner shower, vanity wash basin, WC, tiled walls, ceiling spotlights.

### Outside

#### Frontage

To the front of the property there is a large block paved driveway with ample parking for several vehicles, gated side access leads to the rear garden.

#### Rear Garden

The delightful enclosed rear garden is the perfect place for outside entertaining with a sheltered seating area with feature log burner, formal lawn with slatted and decked patio areas, summerhouse, outbuildings offer large amount of storage.

### Council Tax Band

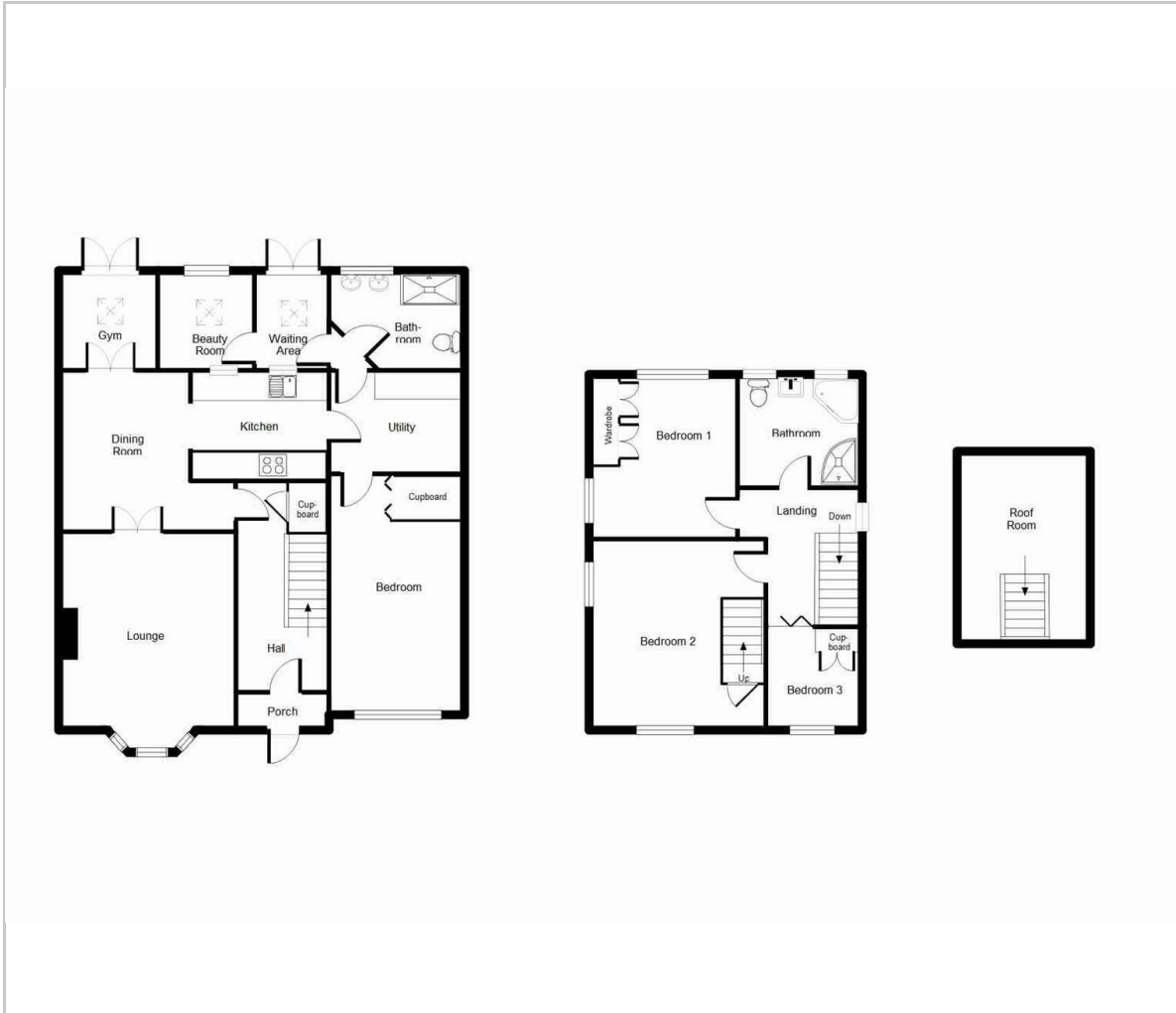
Council Tax Band C







## Floor Plan



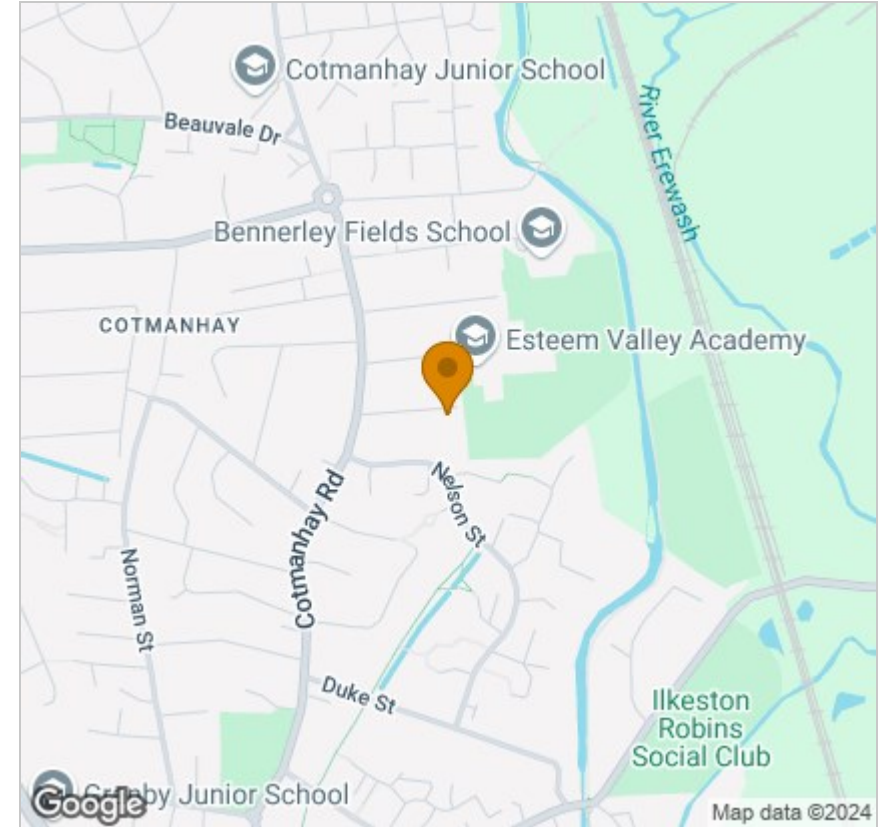
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

