



1 Monks Close
Ilkeston DE7 5EY
£260,000

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An immaculate and spacious 3 bed detached property set in a fantastic position within a highly sought-after location of Larklands set close to schools and picturesque canal walks.

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 and surrounded by countryside. 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.





Entrance Hall

8'7 x 8'4 (2.62m x 2.54m)

uPVC double glazed composite front door (newly fitted), uPVC double glazed side window, fitted carpets, radiator, staircase to the first floor, door to lounge and dining kitchen.

Lounge

16'4 x 11'9 (4.98m x 3.58m)

uPVC double glazed window to front, fitted carpets, radiator, fireplace with wooden mantlepiece, marble inset and electric fire, wall lights and door to hall.

Dining Kitchen

16'4 x 12'9 (4.98m x 3.89m)

The heart of every home is the kitchen and this beautiful open plan kitchen really doesn't disappoint!

With uPVC double glazed window and French doors overlooking the rear garden, modern range of wall & base units with wood effect worktops over with tiled surround, inset sink & mixer tap, integrated fridge, freestanding oven and grill with gas hob and extractor canopy over, newly fitted Vinyl flooring, two large storage cupboards one with the meters and consumer unit, radiator, door to rear entrance lobby.

Rear Entrance Lobby

Two uPVC double glazed composite doors (newly fitted) to side and rear garden, tiled flooring.

First floor Accommodation

Bedroom One

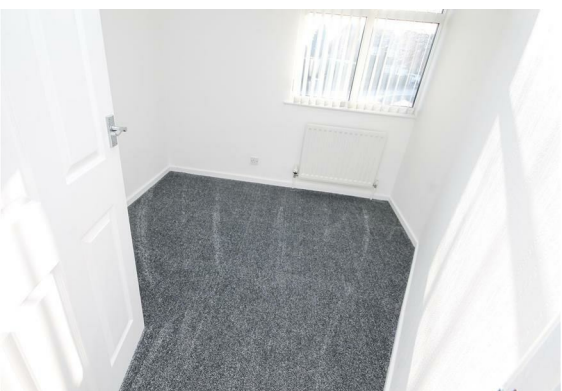
12'10 x 11'0 (3.91m x 3.35m)

uPVC double glazed window to the rear elevation, radiator, fitted cupboard, fitted carpets.

Bedroom Two

12'3 x 10'8 (3.73m x 3.25m)

uPVC double glazed window to the front elevation, radiator, fitted wardrobe, fitted carpets.





Bedroom Three

9'2 x 8'3 (2.79m x 2.51m)

uPVC double glazed window to the front elevation, radiator, fitted wardrobe, fitted carpets.

Shower Room

12'3 x 10'8 (3.73m x 3.25m)

With UPVC double glazed frosted window to the side elevation, shower cubicle with mains shower, pedestal wash hand basin, radiator, part tiled walls, vinyl flooring, cupboard housing the Baxi-wall mounted boiler.

Separate W.C.

6'11 x 2'4 (2.11m x 0.71m)

With uPVC double glazed frosted window to the side elevation, low flush w.c, vinyl flooring.

Outside the property

Front Garden

Situated on a corner plot a lawned frontage and planted borders, blocked paved driveway for several cars.

Garage

23'4 x 8'4 (7.11m x 2.54m)

With up and over door, light and power, window and and door to the side elevation.

(N.B. The garage was granted planning permission to convert to an annex (Now lapsed)

Rear Garden

The easy to maintain rear garden has a large patio seating area, planted borders of shrubs and bushes, outside lighting and timber garden shed.

Summery

This lovely property has so much potential, offered to the market with no upward chain, viewings are highly recommended to appreciate the space and fitment on offer.



Floor Plan



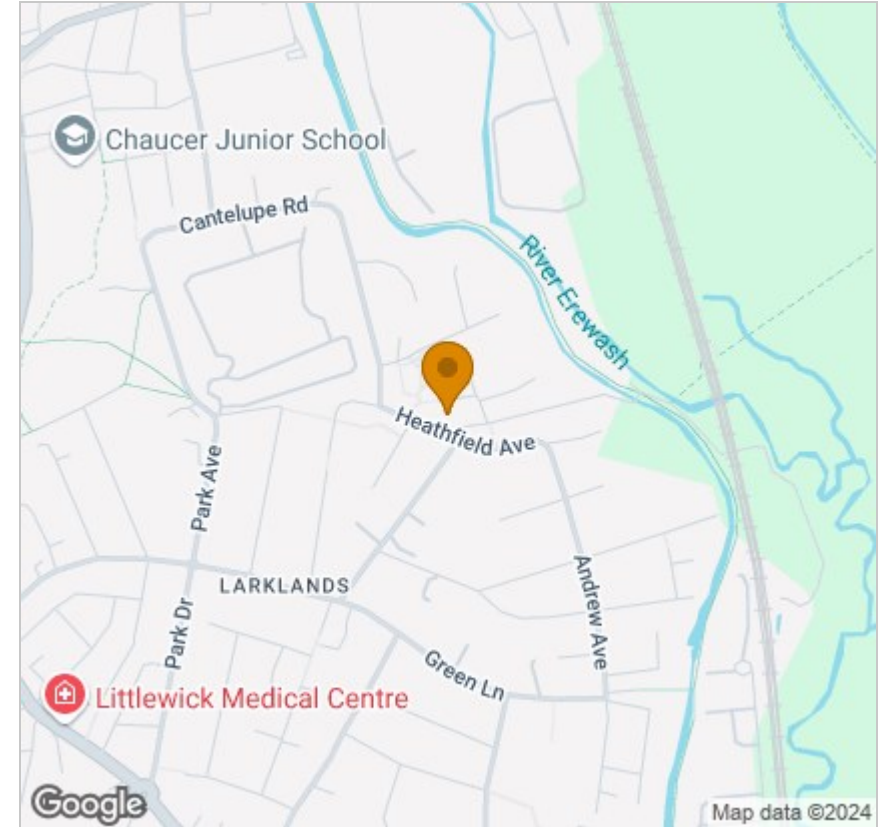
Viewing

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

