



13 Rossendale  
Ilkeston DE7 8ZN

£215,000





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Situated in a quiet cul-de-sac is this two bedroomed detached bungalow with driveway & detached garage. The property has a good size lounge and conservatory, fitted kitchen & newly fitted modern shower room. Outside is a private rear garden & front garden with plenty of off road parking.

Built in 1997, this bungalow offers a homely feel. The property spans 667 sq ft, providing ample room for all your needs.

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 and the QMC Hospital are less the 20 minutes away.

Nestled in a tranquil area, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking for a cozy home to settle down in or a weekend getaway, this property in Rossendale, Ilkeston, is sure to capture your heart. Don't miss out on the opportunity to make this delightful bungalow your own.







### Entrance Hall

Double glazed composite door to the side elevation into L shaped hallway, coving to ceiling, doors off, radiator & laminate flooring.

### Lounge/Diner

15'7" x 12'5" (4.75m x 3.78m)

Double glazed patio doors to the rear elevation into conservatory, coving to ceiling, radiator & laminate flooring.

### Kitchen

9'9" x 7'10" (2.97m x 2.39m)

Double glazed window to the rear elevation, range of wall & base units with laminate worktop over, composite sink & drainer with mixer tap, electric oven & gas hob with extractor over, space for washing machine & fridge, wall mounted Valliant boiler, spot lighting, coving to ceiling, radiator & vinyl flooring.

### Conservatory

11'4" x 9'2" (3.45m x 2.79m)

Double glazed conservatory with French doors onto rear garden, radiator & laminate flooring.

### Bedroom One

11'11" x 9'1" (3.63m x 2.77m)

Double glazed window to the front elevation, fitted wardrobes with over bed storage, coving to ceiling, radiator & fitted carpet.

### Bedroom Two

9'11" x 8'1" (3.02m x 2.46m)

Double glazed window to the front elevation, fitted wardrobes, coving to ceiling, consumer unit, radiator & fitted carpet.

### Shower Room

6'6" x 5'5" (1.98m x 1.65m)

Double glazed window to the side elevation, walk in shower cubicle with mains feed shower, low flush WC, vanity wash hand basin, coving to ceiling, extractor fan, heated towel rail & fully tiled walls & flooring.

### Detached Garage

18'2" x 8'11" (5.54m x 2.72m )

With up & over door, side window, power & lighting.

### Outside

#### Rear Garden

Patio area, plant & shrub borders with driveway to side.

#### Frontage

Driveway parking & front parking with raised beds.

### Council Tax

Erewash B

Floor Plan



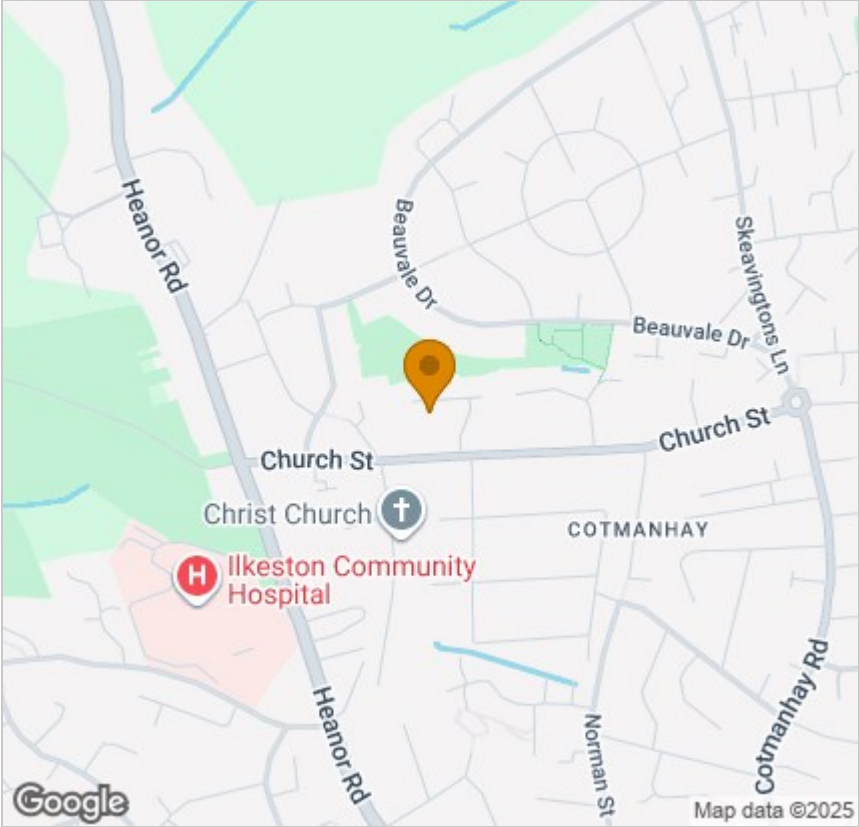
Viewing

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

