



8 West End Drive

Ilkeston DE7 5GG

£410,000



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Nestled in the charming area of Ilkeston, West End Drive presents an exceptional opportunity to acquire a delightful and spacious detached family home located in a sought after cul-de-sac close in the popular market town of Ilkeston, close to good schools, sports facilities, Shipley park, the Nutbrook trail & road networks.

The accommodation in brief comprises of fitted breakfast kitchen, utility room, conservatory, spacious dual aspect lounge, dining room, ground floor W.C., three good size bedrooms (master with en-suite) & family bathroom.

Outside consists of a rear garden with two patio areas and lawn with hedge boundaries. To the front of the property is tarmac parking for multiple vehicles and two garages.

The property is offered with No Upward Chain.

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 15 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 25 minutes away.

In summary, this property on West End Drive is a wonderful blend of comfort, style, and practicality, making it a perfect choice for those seeking a new family home in Ilkeston. Do not miss the chance to view this lovely house and envision the possibilities it holds for your future.





### Entrance Porch

5'10" x 3'1" (1.78 x 0.94)

Double glazed front door and window, double glazed door into Hall.

### Large entrance hall

Fitted carpets, coving to ceiling, doors to Lounge, Dining Room, Breakfast Kitchen and Cloak Room / W.C., radiator and stairs to first floor with under stairs cupboard.

### Spacious Lounge

19'7" x 11'9" (5.97 x 3.6)

Double glazed window to front elevation, double glazed sliding patio door to conservatory, double French doors to dining room, door to hall, living flame gas fire in stone effect surround, coving to ceiling, fitted carpet, TV point & radiator.

### Conservatory

11'10" x 8'10" (3.63 x 2.71)

Brick built dwarf wall with uPVC double glazed units above, Double glazed uPVC French doors to garden, polycarbonate roof, tiled flooring & power.

### Dining room

11'0" x 10'0" (3.37 x 3.06)

Double glazed window to rear, French doors to Lounge, door to hall, fitted carpet & radiator.

### Breakfast Kitchen

15'3" x 10'5" (max) (4.66 x 3.2 (max))

Double glazed window to rear, ceramic tiled floor, range of floor units with laminate work surface above with single bowl sink/drain, wall units, tiled splash backs, integrated fridge freezer, built in electric double oven and halogen hob with extractor hood over, radiator, door to utility room.

### Utility Room

11'5" (max) x 7'0" (max) (3.5 (max) x 2.15 (max))

Double glazed window to rear, doors to garden, garage 1 and breakfast kitchen. Tiled floor, space for washing machine, laminate work surface with single bowl sink and drainer with cupboard below, tiled splashbacks, floor mounted gas boiler & radiator.

### Cloak Room / W.C.

8'11" x 3'10" (2.72 x 1.17)

Cloak room with W.C. and wash hand basin, tiled floor, frosted window to front elevation.

### Landing

### Master Bedroom

19'7" x 12'3" (max) (5.97 x 3.75 (max))

Dual aspect double glazed windows to the front and rear elevation, fitted carpet, coving to ceiling, fitted wardrobes, radiator and door to en-suite.





### En-suite Shower room

5'8" x 4'11" (1.73 x 1.52)

Frosted double glazed window to the front elevation, walk-in shower cubicle with shower, low flush WC, vanity wash hand basin, fully tiled walls, spotlights, heated towel rail & vinyl flooring.

### Bedroom 2

12'0" x 10'4" (3.66 x 3.17)

Double glazed window to the front elevation, fitted carpet, fitted wardrobes, radiator.

### Bedroom 3

15'2" x 8'10" (4.63 x 2.7)

Double glazed window to the rear elevation, fitted carpet, fitted wardrobes, radiator.

### Family Bathroom

10'2" x 5'4" (3.11 x 1.64)

Frosted double glazed window to the rear elevation, panelled whirlpool bath with shower over, low flush WC, vanity wash hand basin, fully tiled walls, radiator & vinyl flooring.

### Garage 1

16'4" x 9'0" (5 x 2.75)

With up and over door, double glazed window to rear elevation, shelving, light and power.

### Garage 2

19'8" x 6'10" (6 x 2.1)

Up & Over garage door to front, double glazed windows to side and rear, door to rear. Not currently accessible for vehicles, used for storage.

### Frontage

Tarmac frontage with parking for multiple vehicles, small flower bed with shrubs, side gate leading to rear garden.

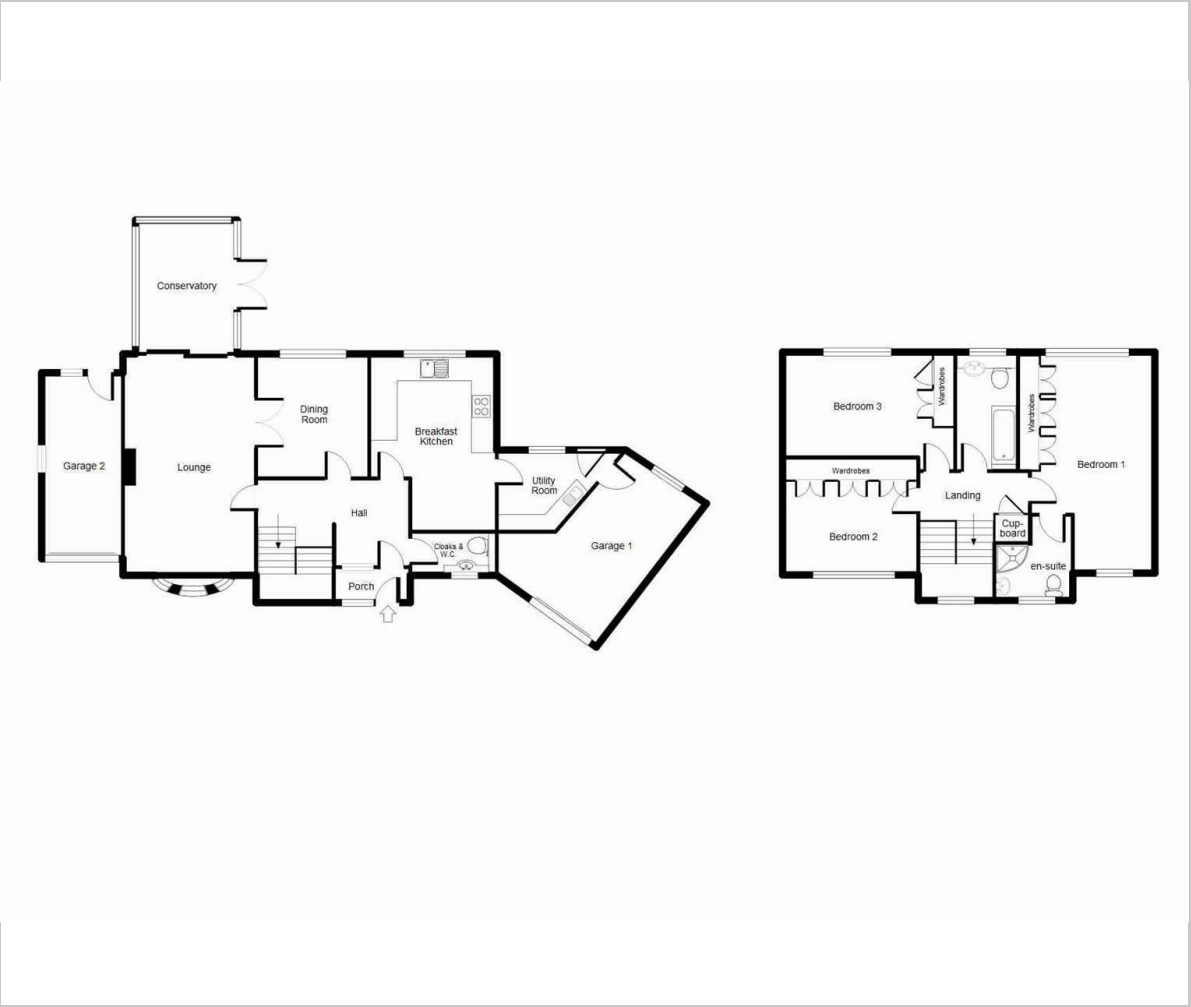
### Rear Garden

Two York stone slabbed patio areas provide plenty of entertaining space with rest of garden laid mainly to lawn with hedge boundaries. A wrought iron side gate gives access to front of property, Outside tap.

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area is known for its excellent transport links, providing easy access to nearby towns and cities.



Floor Plan



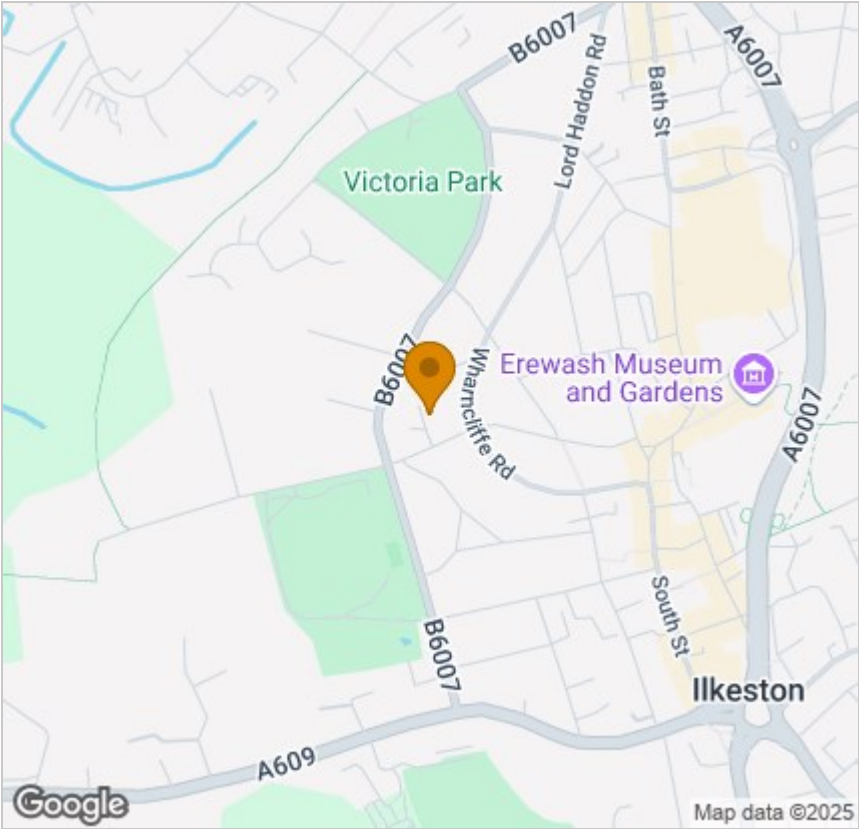
Viewing

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

