



102 Springfield Gardens

Ilkeston DE7 8HY

£220,000



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Charming Three-Bedroom Family Home in Prime Location perfectly situated close to all amenities in the desirable market town of Ilkeston. Boasting ample off-road parking, this inviting home offers comfortable living

Inside, you'll find a welcoming entrance hallway generous lounge overlooking the garden, a spacious and modern kitchen/diner ideal for families, three bedrooms and a well-appointed family bathroom. The private rear garden provides a tranquil outdoor retreat with plenty of space for outdoor entertaining.

Located centrally between Nottingham and Derby in the borough of Erewash, this property benefits from excellent transport links. Ilkeston's own railway station ensures convenient travel, while junctions 25 and 26 of the M1 motorway are just 15 minutes away. Nottingham City Centre and the Queen's Medical Centre (QMC) are accessible within approximately 20 minutes, making this home perfect for commuters, professionals, and families seeking a vibrant community with outstanding connectivity.

Don't miss the opportunity to make this wonderful family home yours!





Entrance Hallway

Double glazed entrance door with side panel, doors off, stairs to first floor, storage cupboard with consumer unit, dado rail, radiator & laminate flooring.

Kitchen/Diner

16'0" x 15'11" (4.88m x 4.85m)

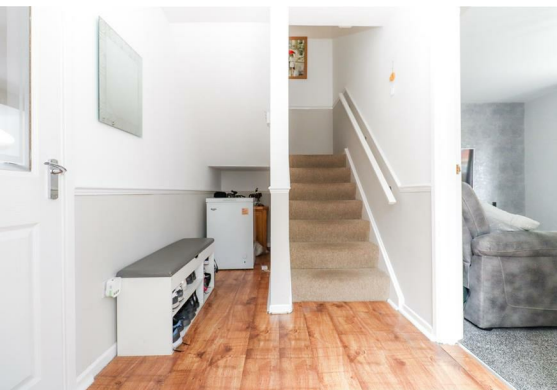
L shaped kitchen/diner with Two double glazed windows to the front elevation, range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, electric double oven & hob with extractor over, plumbed for washing machine, space for American style fridge/freezer, spot light lighting, radiator & tiled flooring with underfloor heating.



Lounge

15'11" x 10'5" (4.85m x 3.18m)

Double glazed French doors with side panels to the rear elevation, TV point, radiator & fitted carpet.



First Floor Landing

Carpeted staircase to first floor, doors off, airing cupboard & loft hatch with boiler in the loft.

Bedroom One

16'1" x 9'5" (4.90m x 2.87m)

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

Bedroom Two

10'5" x 8'3" (3.18m x 2.51m)

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





Bedroom Three

9'7" x 7'7" (2.92m x 2.31m)

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

Bathroom

7'0" x 5'9" (2.13m x 1.75m)

Frosted double glazed window to the side elevation, panelled bath with shower over, glass shower screen, low flush WC, wash hand basin, spot lights, heated towel rail, fully tiled walls & flooring.



Outside

Rear Garden

Enclosed private rear garden with patio areas, lawn area, gravel borders with plants, wooden shed, fence boundary & wrought iron gate leading to front of property.



Frontage

Good size driveway for three cars & hedge boundary.

Floor Plan



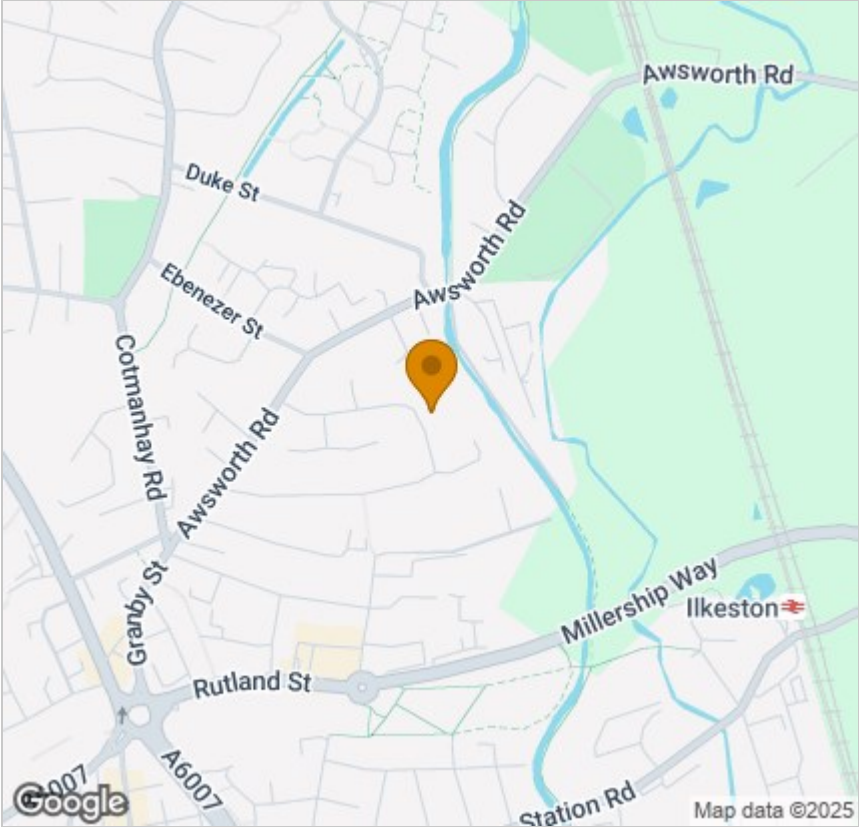
Viewing

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

