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374 Godfrey Drive

Ilkeston DE7 4HW

£210,000



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Discover this charming three-bedroom family home located in the highly desirable area of Kirk Hallam. This lovely property features an inviting entrance hallway, a fully fitted kitchen, and two spacious reception rooms perfect for family living and entertaining. A bright and airy conservatory extends the living space, providing a peaceful retreat overlooking the beautiful gardens.

Externally, the property boasts an attractive lawned frontage complemented by a driveway, a carport to the side leads to detached garage, offering ample parking and storage options. The rear gardens are a true highlight, with a vast lawn surrounded by well-stocked mature borders of trees and shrubs, creating a private and tranquil outdoor space.

Kirk Hallam is situated on the edge of Ilkeston, a sought-after market town centrally positioned between Nottingham and Derby in the borough of Erewash. The area offers a wide range of facilities, including Ilkeston's own railway station, and benefits from excellent transport links —just 10 minutes from junctions 25 and 26 of the M1 motorway and well-connected by public transport. Both Nottingham City Hospital and QMC Hospital are within a 30-minute drive, making this location ideal for families and professionals alike.

The property is offered with no upward chain, making it an excellent opportunity for a quick and smooth purchase. Don't miss the chance to make this wonderful family residence your new home!





Entrance Hall

Enter via wooden door with glazed side panels into hallway, stairs to first floor, doors off, radiator & fitted carpet.

Lounge

10'9" x 9'0" (3.28m x 2.74m)

Double glazed window to the front elevation, open fire (not tested) with stone fireplace & slate hearth, coving to ceiling, TV point, radiator & fitted carpet.

Dining Room

13'0" x 10'9" (3.96m x 3.28m)

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



Conservatory

9'5" x 8'5" (2.87m x 2.57m)

UPVC conservatory with double glazed door to side elevation & carpet flooring.

Kitchen

10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to the rear elevation, double glazed door to the side elevation, wall & base units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, under counter washing machine, fridge & freezer, freestanding Glow Worm boiler, pantry cupboard & vinyl flooring.



First Floor Landing

Double glazed window to the side elevation, loft hatch, doors off & fitted carpet.

Bedroom One

12'11" x 10'1" (3.94m x 3.07m)

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



Bedroom Two

10'1" x 10'1" (3.07m x 3.07m)

Double glazed window to the rear elevation, cupboard housing hot water tank, radiator & fitted carpet.



Bedroom Three

9'6" x 7'2" (2.90m x 2.18m)

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

Bathroom

7'2" x 5'5" (2.18m x 1.65m)

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

Separate WC

4'4" x 2'5" (1.32m x 0.74m)

Frosted double glazed window to the side elevation, low flush WC & vinyl flooring.

Outside

Front Garden

Lawned front garden with stocked borders, walled boundary, driveway to side, carport with garage door, outdoor storage cupboard.



Rear Garden

The garden has a spacious lawn with well-stocked borders filled with mature bushes, shrubs, and trees, creating a lush and private atmosphere. There is a charming archway that leads to a second, secluded lawned area, both enclosed by hedge boundaries for added privacy.

The garden also includes a wooden shed, perfect for storage or outdoor hobbies, and a patio area suitable for outdoor dining and relaxing. A cold water tap is conveniently located for gardening or cleaning purposes. Overall, the garden offers a beautiful, tranquil outdoor space ideal for family enjoyment and outdoor entertaining.

Detached Garage

16'1" x 8'10" (4.90m x 2.69m)

With up & over door.



Floor Plan



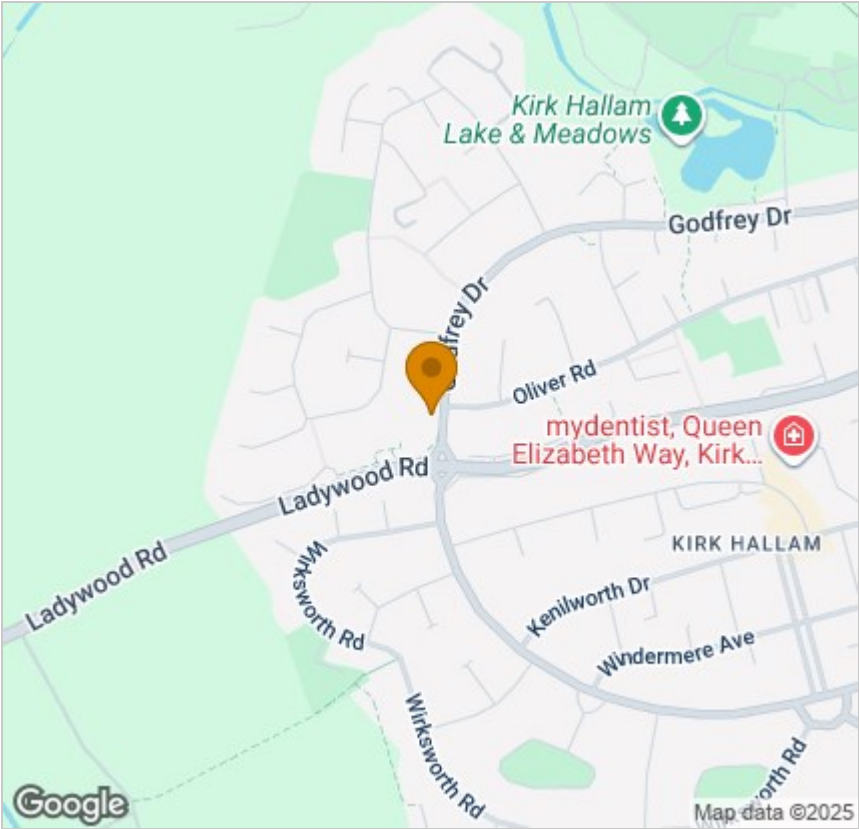
Viewing

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

