



41 Hobson Drive

Ilkeston DE7 4LJ

£180,000



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Offering generous living space and excellent potential, this extended two-bedroom semi-detached home is situated in a highly desirable area. The property comprises a spacious lounge, extended dining kitchen, conservatory, downstairs WC, and a versatile office. Upstairs, you'll find two well-proportioned bedrooms and a family shower room.

While the property requires some modernisation and improvement, it presents a fantastic opportunity to create your ideal home. Outside, enjoy enclosed rear and side gardens, as well as a front garden and a large side plot with a driveway leading to a detached garage.

No upward Chain

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.





Entrance hall

Downstairs double glazed front door opens into a small entrance hall, high-rise cupboard having the consumer unit and electrical metres, radiator stairs to the first floor, wooden door to lounge.

Lounge

12'0" x 11'10" (3.66m x 3.61m)

Double glaze wooden bay window to the front elevation, coal effect gas fire on tiled half with stone surrounded & mantelpiece, wooden shelving unit, TV point, radiator, carpet flooring & wooden glass panelled door into dining room.

Kitchen/Diner

18'0" x 14'5" (5.49m x 4.39m)

Two double glazed windows & glazed wooden door to the rear elevation, wall & base units, stainless steel sink & drainer with mixer tap, wall mounted water heater, tiled surround, free standing cooker, plumbed for washing machine & vinyl flooring.

Conservatory

UPVC roof with opening hatch double glazed side door double glaze window laminated flooring, bright and spacious.

Downstairs WC

5'0" x 5'0" (1.52m x 1.52m)

Frosted double glazed window, low flush WC, wash hand basin, storage cupboards & carpet.

Office

The office could be used for many options currently has built-in shelving unit, tiled walls and wood panelled walls, radiator, laminate flooring, double glazed frosted side window, extractor fan.

First Floor Landing

Frosted double glazed side window, doors off.

Bedroom One

11'11" x 10'10" (3.63m x 3.30m)

Double glazed wooden window to the front elevation, fitted wardrobes & drawers, high-level storage, over stair storage cupboard, radiator & carpeted flooring.

Bedroom Two

9'6" x 8'7" (2.90m x 2.62m)

Double glazed window to the rear elevation, loft hatch, storage cupboard, fitted wardrobe, radiator & carpeted flooring.

Shower Room

7'4" x 6'10" (2.24m x 2.08m)

Frosted double glazed window to the rear elevation, walk in cubicle with electric shower, low flush WC, pedestal wash hand basin, heated towel rail & vinyl flooring.

Outside

Rear Garden

Low maintenance rear garden with pebble areas, stocked borders & fence boundary.

Side Garden

Paved side garden with fence boundary.

Front Garden

Low maintenance pebble area, brick wall boundary, driveway to side leading to detached garage.

Detached Garage

17'8" x 13'5" (5.38m x 4.09m)

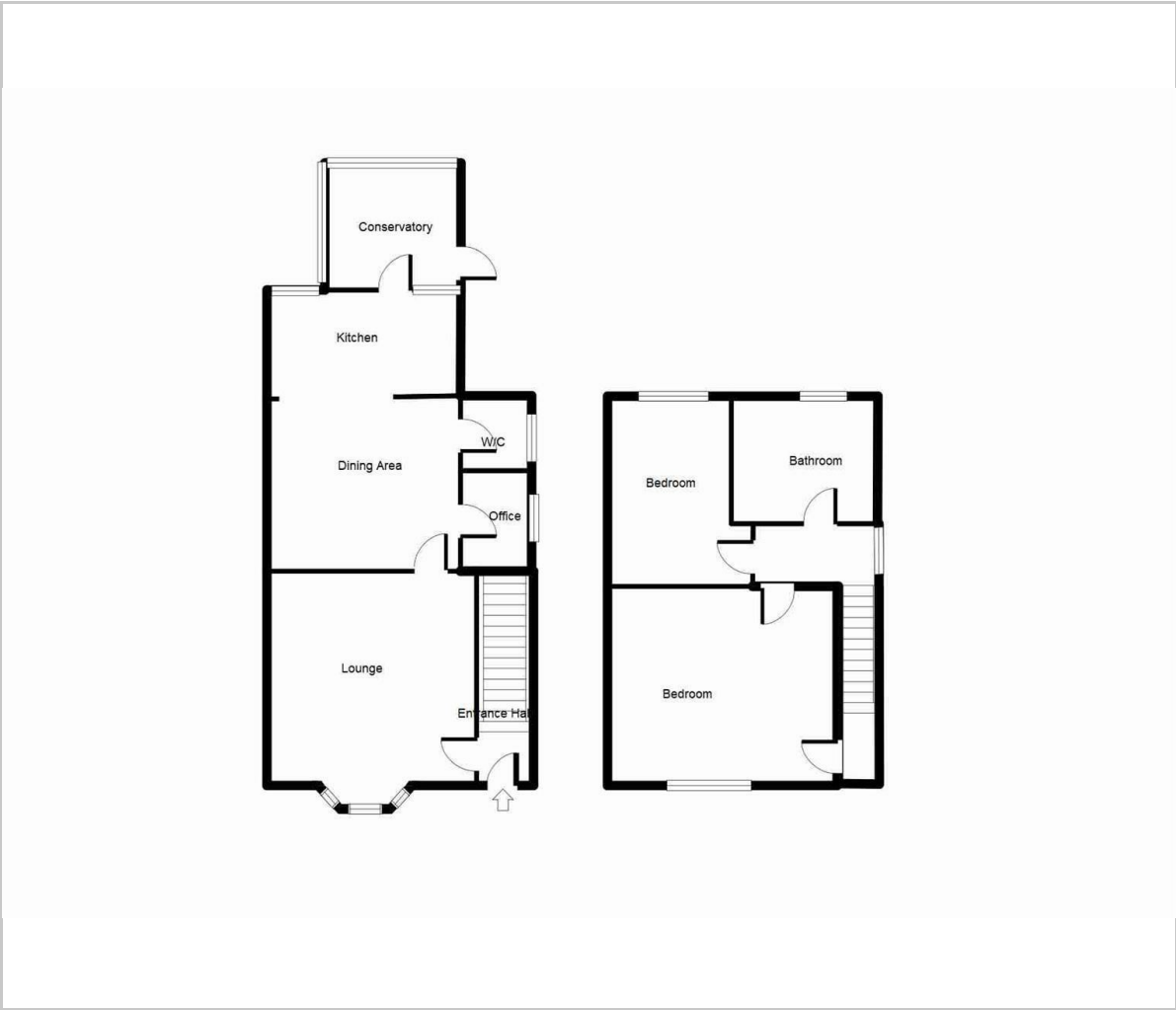
With up & over door, power & lighting.

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

