

CHARLES
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ESTATE AGENTS & SOLICITORS



1 Broughton Close

Shipley View Ilkeston DE7 9LH

£270,000



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Discover this stunning family home, offering a perfect blend of comfort, style, and practicality. Upon entering through the composite double glazed door, you'll be greeted by a hallway with stairs leading to the first floor and access to the lounge. Convenient downstairs WC with wash hand basin. The lounge boasts a double glazed window to the front elevation and a cosy atmosphere with laminate flooring and a radiator. An archway seamlessly connects the lounge to the modern kitchen/diner, which features contemporary gloss wall and base units, laminate worktop, composite sink with drainer and spray mixer tap, tiled surround, and built-in appliances including an electric oven, induction hob with extractor, fridge/freezer, washing machine, and dishwasher. Double glazed doors and side windows provide access to the rear garden, which is beautifully landscaped with stone patios, artificial grass areas, raised beds with plants and shrubs, and space for outdoor entertaining.

Upstairs includes a modern family bathroom with a walk-in cubicle, electric shower, low flush WC, pedestal wash hand basin, illuminated mirror, UPVC wall panels, heated towel rail, and vinyl flooring. The master bedroom features a double glazed window to the rear with shutters, TV point, radiator, and fitted carpets, offering a comfortable retreat. Another double bedroom benefits from a front-facing window, radiator, and fitted carpets. The third bedroom, also front facing, has a window a TV point, radiator, and fitted carpet.

Externally, the property boasts a large driveway accommodating several vehicles, leading to a garage and lush grass areas. The rear garden is private and has been recently landscaped to create an easy to maintain outside living space with multiple patio areas, raised flower beds, and access to the garage via a rear door. This home combines practical living spaces with attractive outdoor areas ideal for families seeking a welcoming, well-maintained property in a desirable location.

Ilkeston is a highly sought-after market town situated strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a wide range of amenities, its own railway station, and excellent transport links with quick access to Junctions 25 and 26 of the M1 motorway. Nottingham city centre and the Queen's Medical Centre are both just a 20-minute drive away, making this an ideal location for commuters.





Entrance Hall

6'6" x 2'10" (1.98m x 0.86m)

Enter via composite double glazed door, stairs to first floor, door to lounge, radiator & laminate flooring.

Downstairs WC

6'4" x 2'10" (1.93m x 0.86m)

Frosted double glazed window to the front elevation, low flush WC, vanity wash hand basin, radiator & laminate flooring.

Lounge

14'9" x 8'10" (4.50m x 2.69m)

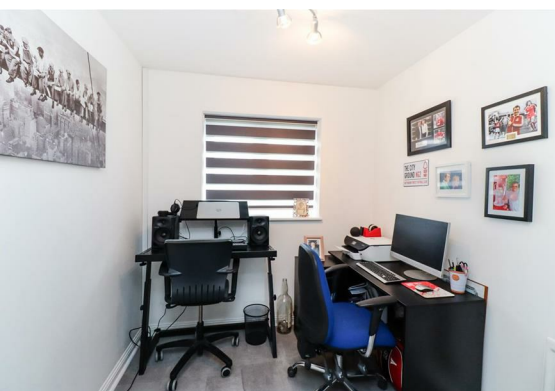
Double glazed window to the front elevation with day & night blind, TV point, EE internet, two radiators, laminate flooring & archway to kitchen/diner.



Kitchen/Diner

16'5" x 10'8" (5.00m x 3.25m)

Double glazed door & side window to the rear elevation with perfect fit blinds fitted, double glazed French doors to the rear garden also with perfect fit blinds fitted, modern gloss wall & base units with laminate worktop over, composite sink & drainer with spray mixer tap, tiled surround, built in electric oven & induction hob with extractor over, built in fridge/freezer, washing machine & dishwasher, radiator & laminate flooring.



First Floor Landing

Double glazed bay window to the side elevation, loft hatch, airing cupboard & doors off.

Bedroom One

13'4" x 9'7" (4.06m x 2.92m)

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





Bedroom Two

12'0" x 9'6" (3.66m x 2.90m)

Double glazed window to the front elevation with day & night blind, radiator & fitted carpet.

Bedroom Three

7'4" x 8'10" (2.24m x 2.69m)

Double glazed window to the front elevation with day & night blind, over stairs storage, radiator & LVT flooring.



Shower Room

6'4" x 6'3" (1.93m x 1.91m)

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

Outside

Front Garden

Large front driveway for several vehicles leading to garage & grass areas to the front and side.



Rear Garden

The lovely rear garden has been beautifully landscaped recently to ensure ease of maintenance. It features a stone patio area and a stone path with artificial grass sections on the side. The garden leads to two additional stone patio areas, with raised beds filled with plants and shrubs. It also includes a cold water tap, power sockets, a fence boundary, and a door providing access to the garage.



Attached Garage

With up & over door., light and power,

Council Tax

Erewash C

Floor Plan



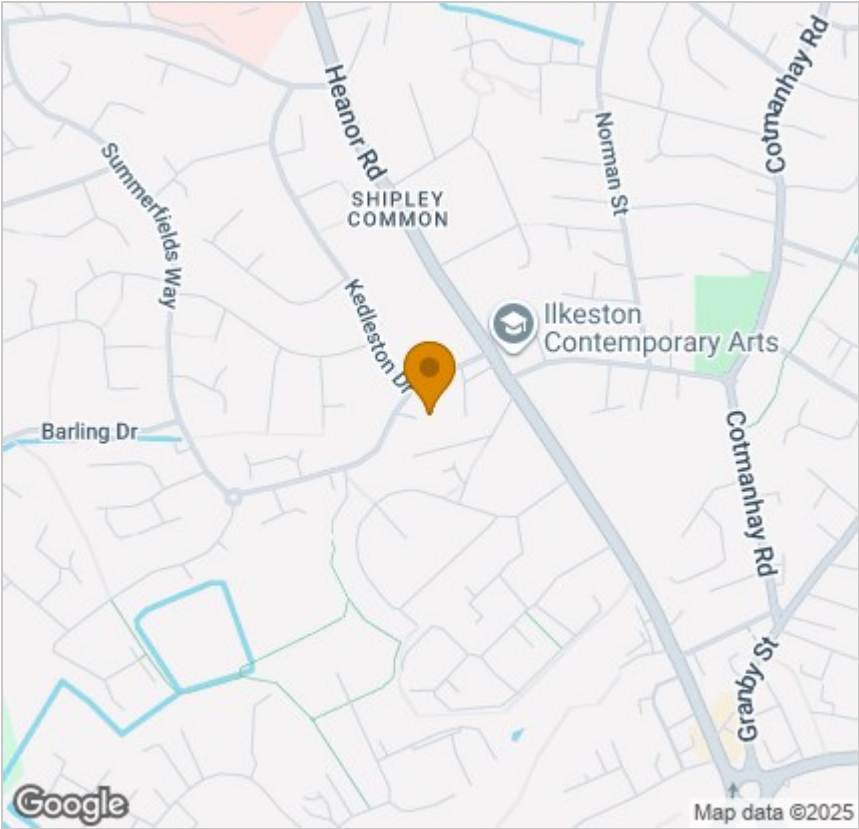
Viewing

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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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

