

CHARLES  
NEWTON & CO

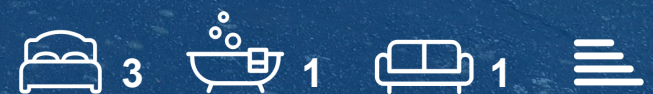
ESTATE AGENTS & SOLICITORS



20 Honingham Road

Ilkeston DE7 9JZ

£265,000



## 20 Honingham Road

Ilkeston DE7 9JZ

Offered with No upward chain is this neatly presented three-bedroom semi-detached property located on the ever-popular Shipley View Estate. The accommodation in brief comprises entrance porch, lounge diner, fitted kitchen, conservatory, three bedrooms and family bathroom upstairs. Outside there is a driveway and integral garage and an easy to maintain rear garden.

Situated in this highly regarded residential suburb, known locally as The Shipley View Estate, as the name suggests, being close to Shipley Country Park, a large nature reserve and recreational space with walks, leading through to Mapperley Village and a coffee shop. The area also has other local amenities including a small shopping precinct, which includes a Co-op, regular bus service and schools are close buy.





### Entrance Hall

Double glazed door into hallway, door to lounge/diner, radiator & vinyl flooring.

### Lounge/Diner

22'1" x 10'10" (6.73m x 3.30m)

Double glazed window to the front elevation, electric fire with fire surround & marble effect hearth, TV point, door with stairs to first floor, door to kitchen, radiator, fitted carpet & patio doors into conservatory.

### Conservatory

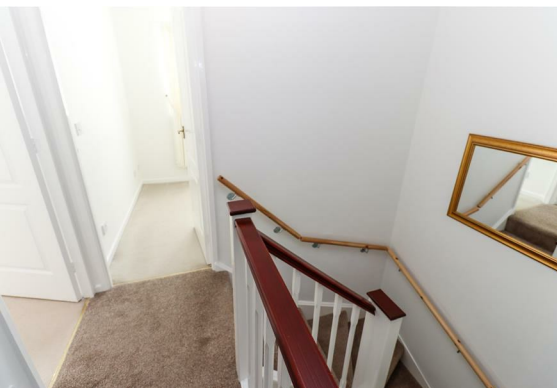
10'9" x 10'0" (3.28m x 3.05m)

Double glazed & brick conservatory, poly carbonate roof, wall lights, power, electric heater, fitted carpet & patio doors to the rear garden.

### Fitted Kitchen

9'1" x 8'1" (2.77m x 2.46m)

The kitchen comprises a range of matching wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric double oven & gas hob with extractor over, integrated fridge/freezer, integrated washer/dryer, Double glazed window to the rear elevation, double glazed door into conservatory, Glow worm boiler in cupboard, radiator & vinyl flooring.



### First Floor Landing

Doors off to all rooms & fitted carpet.

### Bedroom One

11'8" x 10'5" (3.56m x 3.18m)

Double glazed window to the rear elevation, fitted wardrobes, bedside tables & headboard, radiator & fitted carpet.

### Bedroom Two

10'4" x 10'0" (3.15m x 3.05m)

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



### Bedroom Three

8'6" x 7'4" (2.59m x 2.24m)

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

### Bathroom

8'5" x 8'2" (2.57m x 2.49m)

Frosted double glazed window to the rear elevation, panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled walls, cupboard housing hot water tank, radiator & carpet.



### Outside

#### Frontage

To the front of the property is a block paved driveway providing off-street parking, in turn leading to the garage via an up and over door. Side access leading to the rear.

#### Integral Garage

16'8" x 8'5" (5.08m x 2.57m)

Up & Over door with power & lighting.

#### Rear Garden

A well-designed outdoor space featuring a paved patio area ideal for outdoor dining or relaxing. The patio is accessible via steps that lead down to a gravel section, which adds a natural and low-maintenance touch to the garden.

The garden includes a cold water tap and gated access to the side of the property provides privacy and easy entry. A lovely and easy-to-maintain garden area perfect for enjoying outdoor activities.

#### Council Tax

Erewash B



Floor Plan



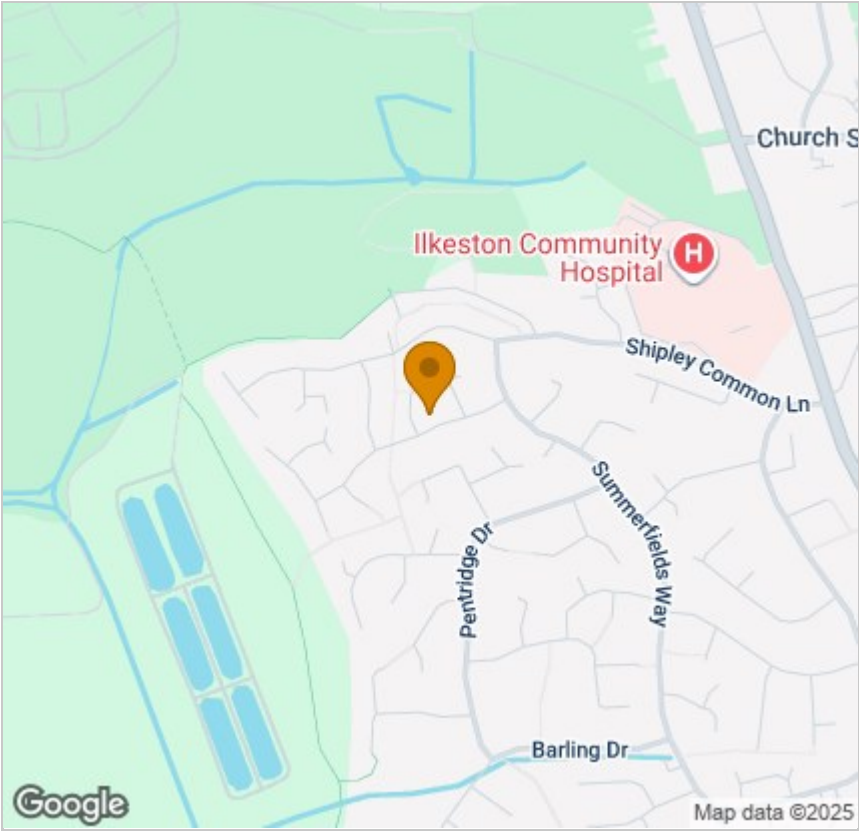
Viewing

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

