

268 Heanor Road, Ilkeston, Derbyshire, DE7 8TG



£379,950

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Margi Willis Estates are delighted to market this good sized, detached family home with four bedrooms. NO UPWARD CHAIN. The accommodation is built to a high specification and comprises: entrance hallway, guest cloaks-wc, lounge, dining kitchen, utility room, study, four bedrooms, master with en-suite, and family bathroom. Outside there is a block paved driveway and an integral garage to the front and a good sized garden at the rear, internal viewing is essential to fully appreciate.

Entrance Hallway

13'6" x 7'0" (4.11 x 2.13)

With composite entrance door to the front elevation, LVT floor covering, smoke alarm, under the stairs storage cupboard, access to the integral garage, doors leading off to the lounge, study, dining kitchen, guest cloaks-wc and stairs leading off to the first floor landing.

Guest Cloaks-W.C

Comprising an "Ideal Standard" two piece suite of: close coupled w.c, pedestal wash hand basin with "mosaic" style splash backs, radiator, double glazed window to the front elevation, Porcelain tiling to the floor.

Lounge

16'0" x 10'8" (4.88 x 3.25)

Having two wall light points, radiator, double glazed French doors and windows overlooking the rear garden.

Study

7'4" x 6'2" (2.24 x 1.88)

With double glazed window to the front elevation, B.T point, radiator.

Dining Kitchen

18'8" x 11'3" (5.69 x 3.43)

The kitchen area is fitted with quality "portland character" oak style units and consists of a range of wall, base and drawer units with solid Granite working surfaces over, wall mounted wine rack, integrated "Neff" dishwasher, microwave, fridge and freezer, "Smeg" stainless steel duel fuel range cooker with tiled splash back and a canopy extractor fan, one and a half bowl "Franke" sink unit with mixer tap over and granite splash back, water meter, radiator, t.v point, low energy spotlighting to the ceiling, Porcelain tiling to the floor.

Dining Area

With low energy spotlighting to the ceiling, Porcelain tiling to the floor, radiator, double glazed French doors and windows overlooking the rear patio and garden.

Utility Room

7'9" x 5'4" (2.36 x 1.63)

With "Portland Character" oak style wall and base units, corner display, stainless steel sink unit with mixer tap over, tiled splash back, plumbing for automatic washing machine, space for drier, wall mounted extractor fan, low energy spotlighting to the ceiling, Porcelain tiling to the floor, radiator, double glazed window and door to the side elevation.

Landing

9'0" x 6'8" (2.74 x 2.03)

With access to the loft with ladder, light and power, plus smoke alarm.

Bedroom One

12'0" x 11'8" (3.66 x 3.56)

With double glazed window to the rear elevation, radiator, tv and telephone point, fully fitted bedroom units, door leading to the en-suite shower room.

En-Suite Shower Room

Comprising an "Ideal Standard" three piece suite of: close coupled wc, semi pedestal wash hand basin, tiled shower cubicle with "Mira" mains fed shower over, extractor fan, part tiled walls, ceramic tiling to the floor, chrome ladder towel rail, double glazed window to the side elevation.



Bedroom Two

11'7" x 11'1" (3.53 x 3.38)

With double glazed window to the front elevation, tv point, radiator.

Bedroom Three

11'2" x 10'1" (3.40 x 3.07)

With double glazed window to the rear elevation, tv point, radiator.

Bedroom Four

10'6" x 7'7" (3.20 x 2.31)

With double glazed window to the front elevation, tv point, radiator.

Family Bathroom

Comprising an "Ideal Standard" four piece suite of: close coupled wc, pedestal wash hand basin, double shower cubicle with "Mira" mains fed shower over, panelled bath, half tiled walls, ceramic tiling to the floor, chrome ladder towel rail, extractor fan, double glazed window to the side elevation.

Outside

The property is approached via a private driveway that services both 268 and 268a, this leads to block paved driveway which provides ample off road car standing and leads to the integral garage which measures: 18' 3" x 8' and has light and power with an up and over door and housing the "Logic System 30" gas boiler, cold water tap.

Gated access leads to the side of the property with a paved pathway and cold water tap.

At the rear there is a pleasant garden situated on a larger than average plot, with paved patio area, range of borders with established plants and bushes, all enclosed by timber fencing.

Rear View

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

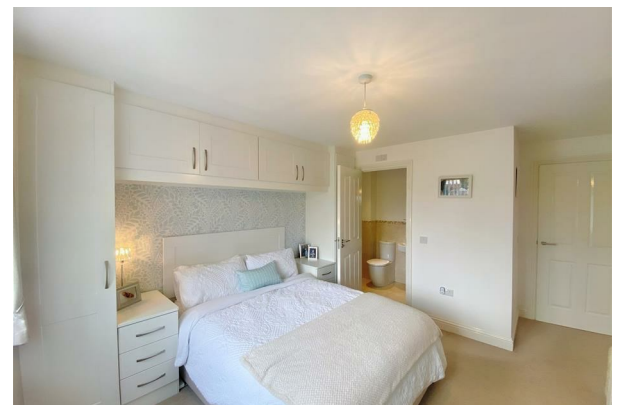
Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

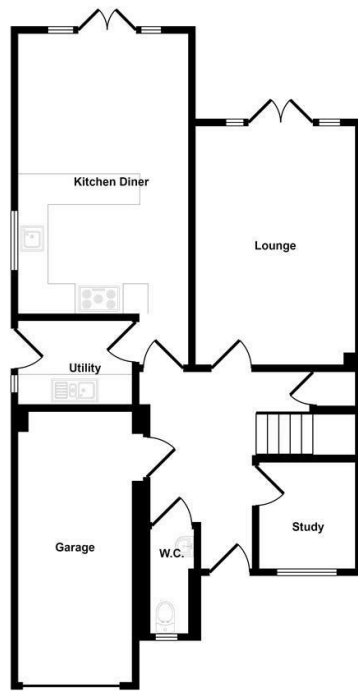
Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.







Approx Gross Internal Area
138 sq m / 1487 sq ft

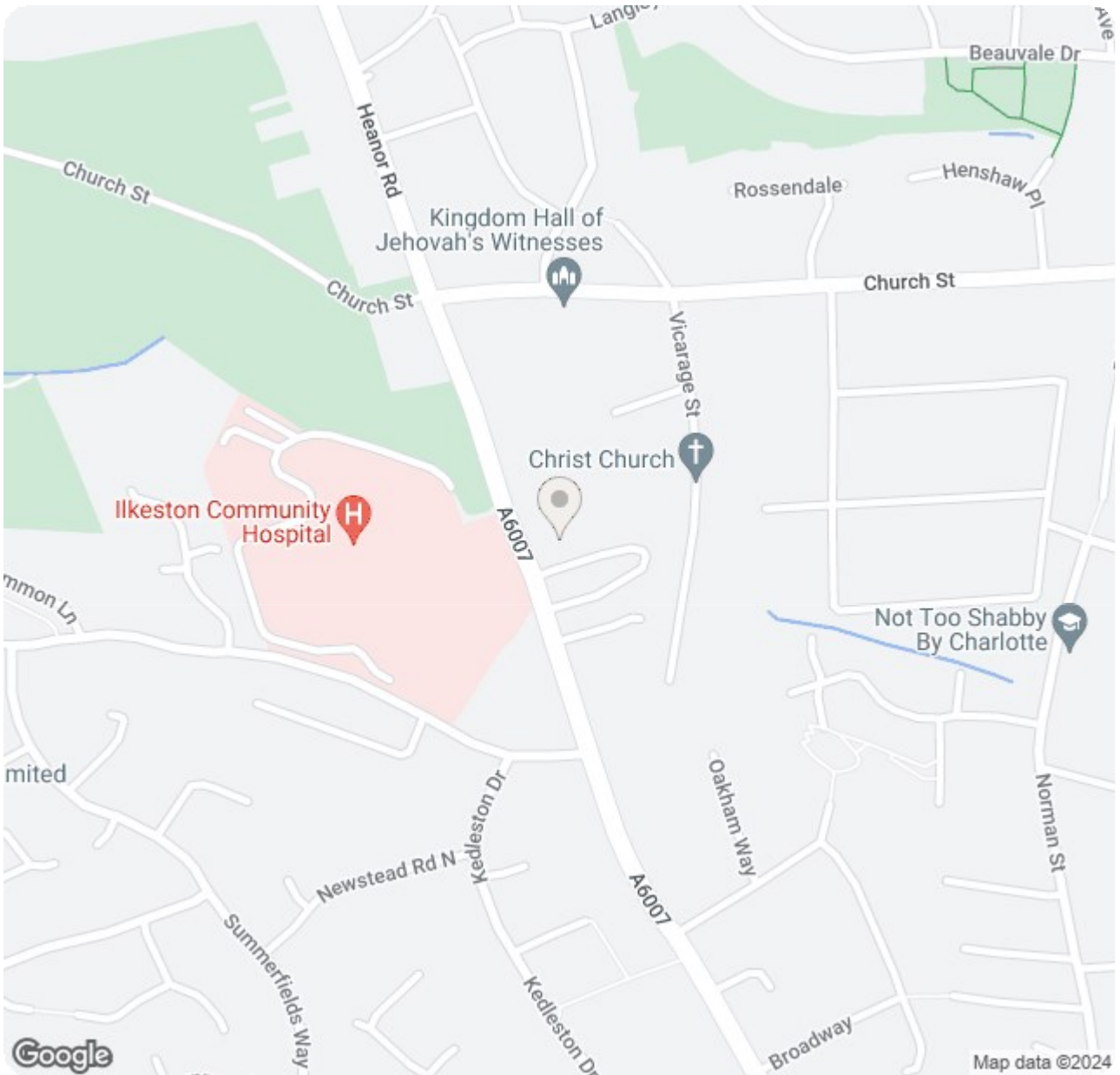


Ground Floor
Approx 74 sq m / 793 sq ft



First Floor
Approx 65 sq m / 694 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		79	79
England & Wales	EU Directive 2002/91/EC		

