

## 5 Round House Close, Smalley, Ilkeston, Derbyshire, DE7 6PY



**£285,000**

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Margi Willis Estates are delighted to offer to the market this immaculate detached home situated in the popular location of Smalley. The accommodation comprises: Entrance hallway, lounge superb fitted dining kitchen with bay window, utility room and guest cloaks-w.c to the ground floor and to the first floor there are three bedrooms, the master with en-suite and a family bathroom. Outside there are gardens to the front and rear, driveway and garage. Internal viewing is essential to appreciate the quality accommodation on offer.

### Entrance Hallway

With double glazed entrance door to the front elevation, radiator, karndean floor covering, storage cupboard, stairs leading up to the first floor landing.

### Lounge

18' (plus bay) x 10'6" (5.49m (plus bay) x 3.20m)

With double glazed bay window to the front elevation, double glazed window to the side elevation, radiator, karndean floor covering, double glazed french doors leading to the rear garden.

### Superb Dining Kitchen

14'7" x 11'2" (maximum) (4.45m x 3.40m (maximum))

Comprising a range of wall, base, drawer units incorporating working surfaces over, larder unit housing fridge-freezer, integrated dishwasher, fitted oven and hob with extractor hood over, one and a half bowl sink unit with mixer tap over and tiled splash backs, under stairs storage cupboard, radiator, karndean floor covering, double glazed bay window to the front elevation.

### Utility Room

8'2" x 3'5" (2.49m x 1.04m)

With base units incorporating working surfaces over, wall mounted gas boiler, plumbing for automatic washing machine, radiator, double glazed side entrance door to the side elevation.

### Guest Cloaks-W.C

Comprising low level W.C, pedestal wash hand basin, double glazed window to the side elevation, radiator, karndean floor covering.

### Landing

With radiator, double glazed window to the rear elevation.

### Bedroom One

12'2" x 10'6" (3.71m x 3.20m)

With double glazed window to the front elevation, radiator.

### En-Suite Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, tiled shower cubicle with mains fed shower above, chrome towel rail, double glazed window to the rear elevation, tiling to the walls and the floor.

### Bedroom Two

11' x 10'5" (3.35m x 3.18m)

With double glazed window to the front, radiator.

### Bedroom Three

8' x 7'4" (2.44m x 2.24m)

With double glazed window to the front elevation, radiator.

### Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with main fed shower over, chrome towel rail, double glazed window to the side elevation, tiling to the walls and floor.



## Outside

To the front of the property there is a lawned garden, to the side of this there is a driveway providing off the road car standing, this leads to the brick built garage with light and power with an up and over door, at the rear there is a good sized enclosed garden which is mainly laid to lawn with two paved patio areas.

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## Disclaimer

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