

10 Cheriton Drive, Ilkeston, DE7 9HP



£385,000

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Margi Willis Estates are delighted to offer to the market this extremely deceptive extended executive style detached home situated on the edge of Shipley Country Park. The accommodation in brief comprises: Entrance hall, bright and airy lounge with multi-fuel burning stove, dining room which could be used as a family room if required, fitted kitchen with some appliances, guest cloaks-w.c to the ground floor whilst to the first floor landing there are SIX bedrooms, the master with an en-suite shower room, family bathroom. Outside there is a driveway providing off the road car standing, this leads to the double garage and at the rear there is an enclosed lawned and paved garden. Internal viewing is essential to appreciate the size of this family home.

Entrance Hall

With double glazed entrance door to the front elevation, radiator, tiling to the floor.

Guest Cloaks-W.C

Comprising a two piece suite of: low level w.c, pedestal wash hand basin, tiling to the floor, double glazed window to the front elevation.

Lounge

16'8" x 16'0" (5.1 x 4.9)

A spacious, bright and airy room the focal point is the multi-fuel burning stove with floating beam above, spotlighting to the ceiling, radiator, useful under the stairs storage cupboard, laminate flooring, stairs leading to the first floor landing.

Dining Room

13'7" x 11'6" (4.14m x 3.51m)

With spotlighting to the ceiling, radiator and double glazed french doors opening out to the rear garden, door providing access to the garage

Kitchen-Diner

16'8" x 13' (5.08m x 3.96m)

Comprising a range of wall, base and drawer units incorporating work surfaces over, electric double oven, hob with extractor fan above, storage cupboard housing gas boiler, space for fridge-freezer, plumbing for dishwasher and automatic washing machine, two double glazed windows to the rear elevation, double glazed entrance door to the side.

Landing

With storage cupboard, access to the loft which is part boarded with drop down ladder and light.

Bedroom One

13'2" x 11'6" (4.01m x 3.51m)

With fitted wardrobes, double glazed window to the front elevation, radiator.

En-Suite

Comprising a three piece suite of: low level w.c, wash hand basin set into vanity unit, double shower enclosure with mains drench shower above, ladder towel rail, double glazed window to the side elevation.

Bedroom Two

13'2" x 10'5" (4.01m x 3.18m)

With fitted wardrobes, double glazed window to the front elevation, radiator.

Bedroom Three

11'7" x 8'6" (3.53m x 2.59m)

With fitted wardrobes, double glazed window to the rear elevation, radiator.

Bedroom Four

10'4" x 8'7" (3.15m x 2.62m)

With fitted wardrobe, double glazed window to the rear elevation, radiator.



Bedroom Five

8'6" x 6'3" (2.59m x 1.91m)

With double glazed window to the rear elevation, radiator.

Bedroom Six

8'9" x 6'3" (2.67m x 1.91m)

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 electric shower above, tiling to the walls, chrome towel rail, double glazed window to the side elevation.



Outside

To the front of the property there is a driveway providing off the road car standing and leads to the double garage measuring 16'4" x 12'6" with light and power meter box, three access points and a remote up and over door.

At the rear there is an enclosed paved and lawned garden with access to the side elevation.



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.

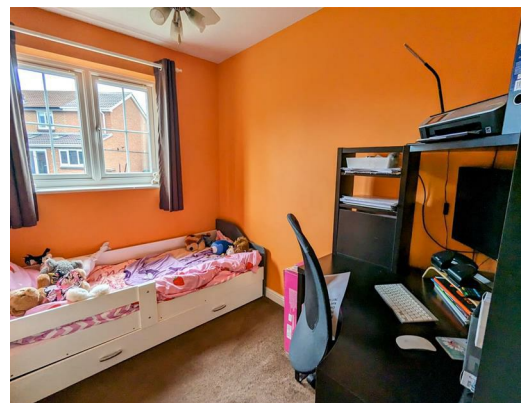
Conveyancing

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

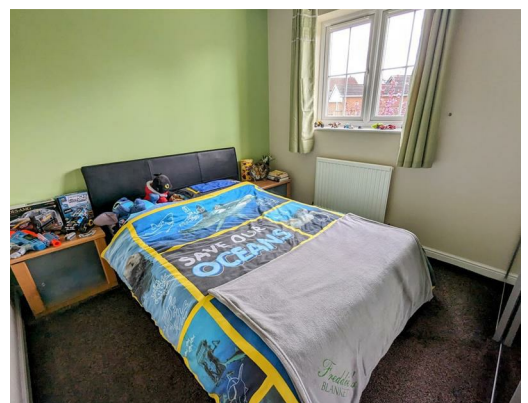


Mortgage Advice

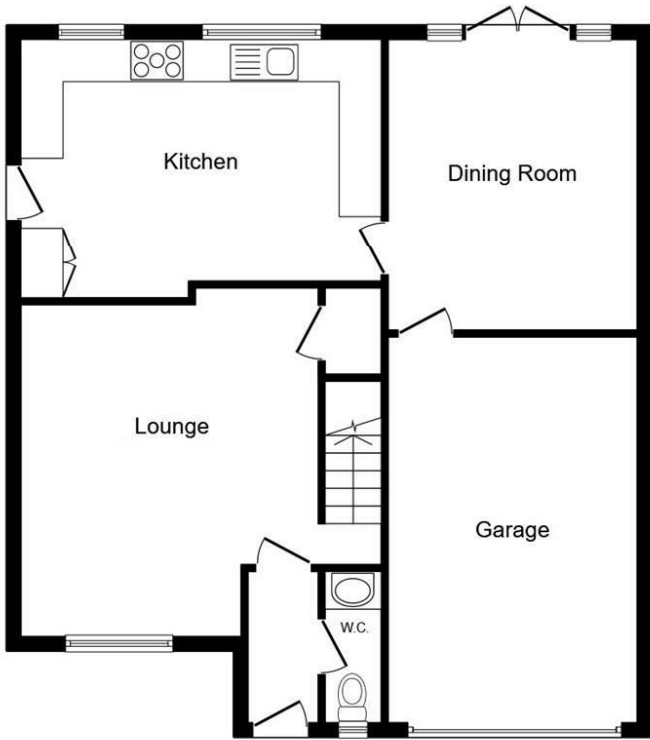
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Viewing This Property

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.







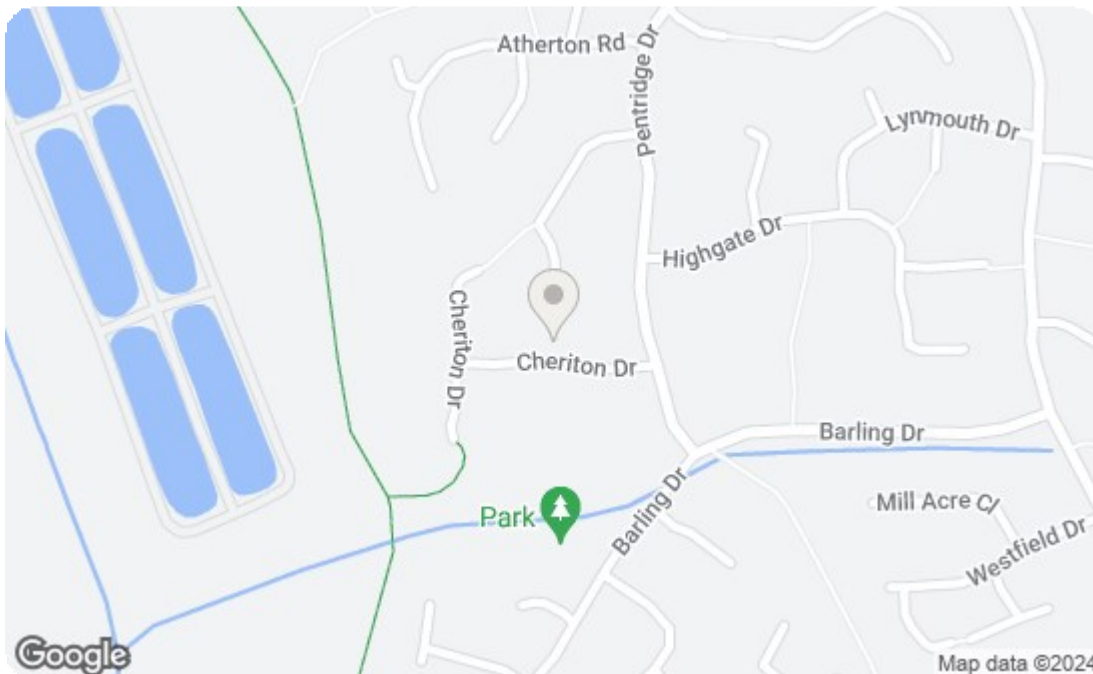
Ground Floor



First Floor

Total floor area 156.0 sq.m. (1,679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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		
		82
	72	
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		
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