



Cantelupe Road  
Ilkeston





## Property Description

\*\*\* Refurbished To The Highest Standard \*\*\*

No expense has been spared on this exceptionally well presented two bedroom detached bungalow situated in a popular residential location within easy reach of local shops and amenities. Benefiting from an 18'7 x 10 conservatory and a beautiful low maintenance rear garden. In brief property comprises a spacious entrance hall, good-sized living room, newly fitted kitchen with integrated appliances, Quartz work surface and bi-fold doors opening to the conservatory with log burner. Two double bedrooms and a modern three piece suite family bathroom.

Outside the property is set back from the road with driveway providing ample off street parking and double gated side access leading to the rear garden. Landscaped rear garden with raised borders, generous patio area, three outside power points and an outside cold water tap.

## Entrance Hall

Entrance through a double glazed door to the side elevation, tiled floor. Feature central heating radiator, loft access, storage cupboards, spotlights to ceiling and doors to the two bedrooms, living room and kitchen.

## Living Room

16' 1" x 10' ( 4.90m x 3.05m )

Carpet flooring, feature central heating radiator, TV point and uPVC double glazed windows to the side and rear elevations.

## Breakfast Kitchen

13' x 10' 8" ( 3.96m x 3.25m )

Fitted with a range of wall and base units, Quartz work surface with inset sink and mixer tap. Integrated appliances include, fridge freezer, dishwasher, washing machine, oven and a four ring induction hob. Tiled splash-backs, feature central heating radiator, breakfast bar, wine rack, spotlights, remote control lighting, uPVC double glazed window to the side elevation and bi-fold doors to the rear elevation opening to conservatory.

## Conservatory

With tiled floor, log burner, power & lighting, uPVC double glazed windows to the side and rear elevation and a uPVC double glazed french door to the side elevation leading to the well presented garden.

## Bedroom One

12' x 10' ( 3.66m x 3.05m )

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

## Bedroom Two

12' 8" x 9' 5" ( 3.86m x 2.87m )

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

## Family Bathroom

Three piece suite comprising p-shaped

panelled bath with shower over, glass shower screen, low level WC, vanity wash basin, heated towel rail, tiled floor, fully tiled walls, wall mounted mirror with backlight and a uPVC double glazed obscure window to the rear elevation.

## Outside

Front - Property is set back from the road with driveway with planted borders providing off street parking and wrought iron side gate giving access to the rear garden

Rear - Landscaped rear garden offering a generous patio area, raised borders with shrubs and featuring lighting, ornamental water feature, three outside power points and an outside cold water tap.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01773 715050**

**E [heanor@hallandbenson.co.uk](mailto:heanor@hallandbenson.co.uk)**

13 Market Street  
HEANOR DE75 7NR

**EPC Rating: D**

Tenure: Freehold

**view this property online [hallandbenson.co.uk/Property/HNR102185](http://hallandbenson.co.uk/Property/HNR102185)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HNR102185 - 0002