



Woodland Close
Smalley Ilkeston



Property Description

*** SMALLEY MANOR DEVELOPMENT
WITH FIELD VIEWS ***

A three bedroom modern property situation on the popular Smalley Manor development offering a opening plan dining kitchen and an en-suite to the master bedroom. In brief property comprises entrance hall, guest WC, spacious dining kitchen and living room with french doors opening to the rear garden. To the first floor the landing gives access to the three bedrooms (four piece en-suite to the master) and a family bathroom. Outside the property is set back from the road with a front garden lawn, driveway with garage and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with a patio area and an outside cold water tap.

Entrance Hall

Entrance through a double glazed door to the front elevation, karndean flooring, central heating radiator, stairs to the first floor and doors to the dining kitchen, living room and guest WC.

Guest Wc

Low level WC, wash basin, central heating radiator, tiled splash-backs, karndean flooring and a uPVC double glazed obscure window to the front elevation.

Dining Kitchen

19' max x 10' 2" (5.79m max x 3.10m)

Fitted with a range of wall and base units, work surface with inset sink and drainer. Integrated appliances include oven, four ring gas hob with extractor over, fridge freezer, dishwasher and space and plumbing for a washing machine. Central heating radiator, karndean flooring, uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

Living Room

18' x 11' (5.49m x 3.35m)

With carpet flooring, two central heating radiators, under stairs storage cupboard, TV point, uPVC double glazed window to the rear elevation and a uPVC double glazed french door to the rear elevation opening out onto the rear garden.

First Floor

Landing

Carpet flooring, storage cupboard and doors to the three bedrooms and family bathroom.

Bedroom One

13' 7" max x 10' (4.14m max x 3.05m)

Carpet flooring, central heating radiator, fitted wardrobe, uPVC double glazed window to the rear elevation and door to en-suite.

En-Suite

Four piece suite comprising panelled bath,

shower cubicle, low level WC, wash basin, heated towel rail, karndeian flooring, tiled splash-backs and a uPVC double glazed window to the side elevation.

Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

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

Bedroom Three

11' 9" x 7' 10" (3.58m x 2.39m)

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

Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, heated towel rail, karndeian flooring, tiled splash-backs and a uPVC double glazed obscure window to the front elevation.

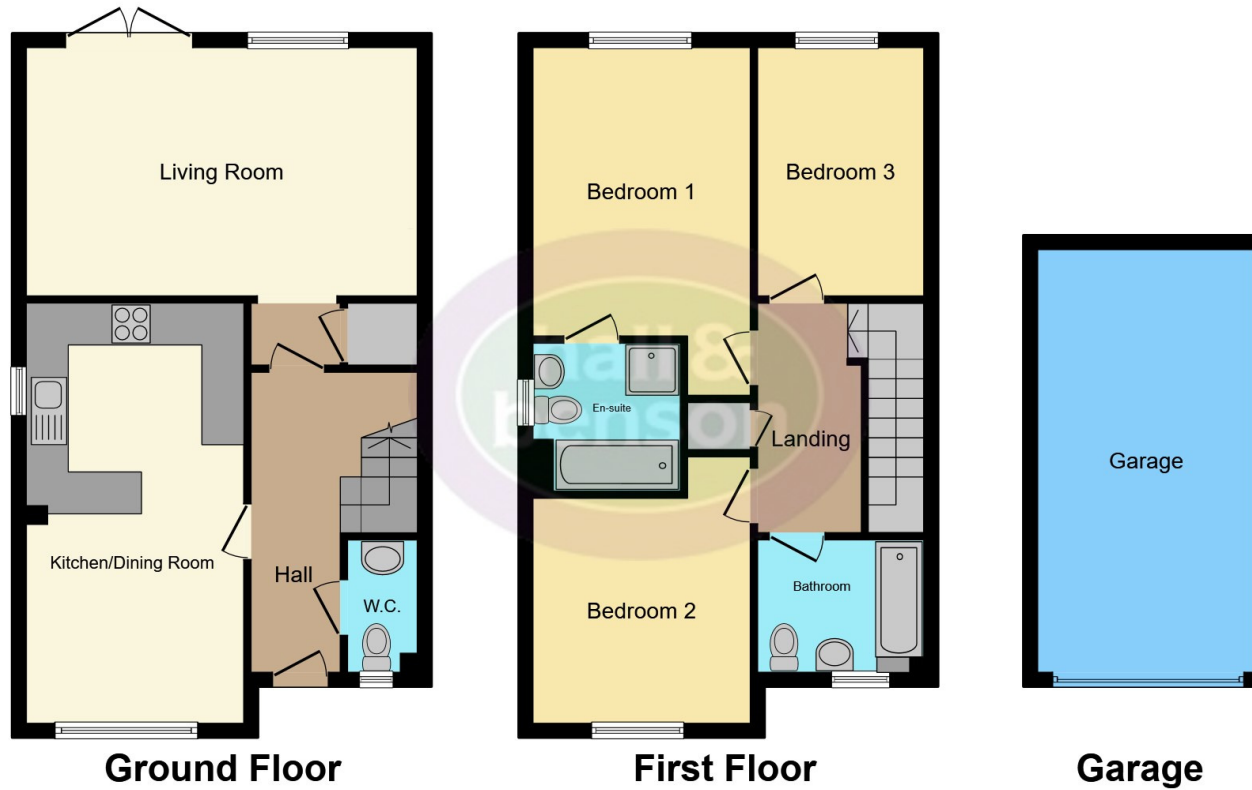
Outside

Outside the property is set back from the road with a front garden lawn, driveway with garage and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with a patio area and an outside cold water tap.









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). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
 HEANOR DE75 7NR

EPC Rating: B

view this property online hallandbenson.co.uk/Property/HNR102309



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HNR102309 - 0002