



St. Johns Road  
Smalley Ilkeston



## Property Description

\*\*\* Tucked Away Location In The Popular Village Of Smalley \*\*\*

Beautifully presented two double bedroom detached bungalow situated in the sought after village of Smalley, benefiting from a charming low maintenance rear garden and generous driveway providing ample off street parking for multiple vehicles. In brief property comprises entrance hall with karndean flooring, spacious living room, dining kitchen with integrated appliances, shower room and two bedrooms.

Outside the property is tucked away in a lovely setting boasting a large front driveway and gated side access to the rear garden. Charming and low maintenance rear garden mainly laid to artificial turf with borders, trees and shrubs. Patio area, garden pond, timber pergola, external power point and a garden shed providing power.

## Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, karndean flooring, central heating radiator and doors to the living room, dining kitchen, shower room and two double bedrooms.

## Living Room

14' into bay x 11' ( 4.27m into bay x 3.35m )  
With carpet flooring, central heating radiator, TV point, inset gas fireplace with surround and a uPVC double glazed bay window to the

front elevation.

## Dining Kitchen

14' x 9' ( 4.27m x 2.74m )

Fitted with a range of wall and base units, work surface with inset ceramic sink and drainer. Integrated appliances include double oven, four ring gas hob with extractor over, fridge freezer, washing machine and dishwasher. Karndean flooring, central heating radiator, space for dining table, uPVC double glazed window to the side elevation and a uPVC double glazed french door to the rear elevation opening to the charming rear garden.

## Bedroom One

12' 11" x 10' ( 3.94m x 3.05m )

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

## Bedroom Two

12' 11" x 10' max ( 3.94m x 3.05m max )

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

## Shower Room

Three piece suite comprising large shower cubicle, low level WC, wash basin, central heating radiator, karndean flooring, tiled splash-backs and a uPVC double glazed obscure window to the rear elevation.

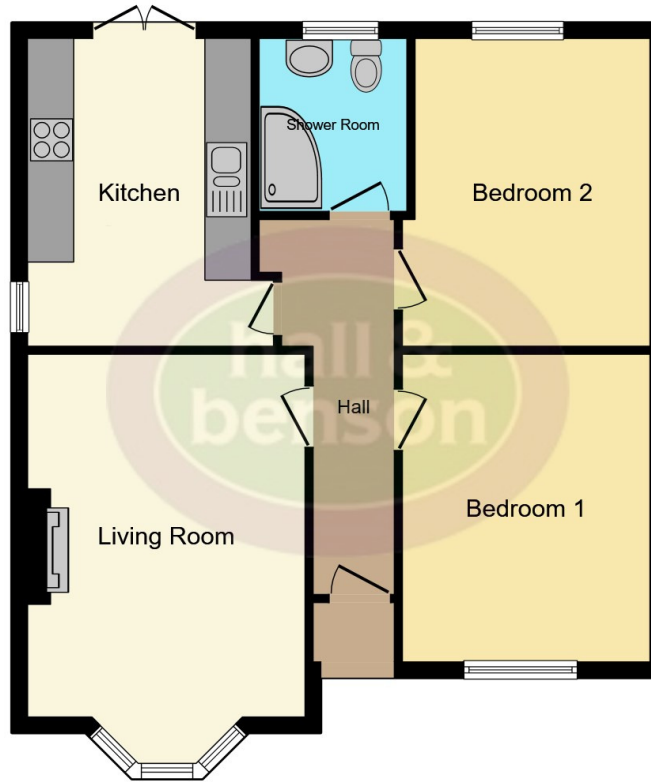
## Outside

Outside the property is tucked away boasting a large front driveway providing ample off street parking for multiple vehicles and gated side access to the rear garden. Charming and low maintenance rear garden mainly laid to artificial turf with borders, trees and shrubs. Patio area, garden pond, timber pergola, external power point and a garden shed providing power.









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**EPC Rating: C**

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Tenure: Freehold



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