



Round House Close
Smalley Ilkeston



Property Description

*** Popular Location Of Smalley ***

Early viewing comes highly advised on this stunning four bedroom detached family home, situated in the popular location of Smalley benefitting from a modern dining kitchen and a four peice suite family bathroom. 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 four bedrooms and family bathroom.

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

Entrance Hall

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

Downstairs Wc

Modern two piece suite comprising of WC and hand wash basin with tiled splash back, radiator and UPVC window to side elevation

Kitchen Diner

15' 6" x 12' 1" (4.72m x 3.68m)

A modern fitted kitchen comprising of wall and base units, sink unit with drainer, integrated oven, hob with extractor over, fridge freezer, dishwasher, Kardean flooring and spot lighting. UPVC window to the side and front elevation

Lounge

19' 6" x 10' 9" (5.94m x 3.28m)

with carpet flooring, tv point, two central heating radiators, UPVC window and french doors to rear elevation.

First Floor Landing

with doors to bathroom and four bedrooms

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

with carpet flooring, central heating radiator, fitted wardrobes, UPVC window to the front elevation

Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

With carpet flooring, central heating radiator, UPVC window to the rear elevation

Bedroom Three

11' 6" x 7' 2" (3.51m x 2.18m)

With carpet flooring, central heating radiator, UPVC window to the rear elevation

Bedroom Four

9' 6" x 8' 2" (2.90m x 2.49m)

with carpet flooring, central heating radiator, UPVC window to the front elevation.

Bathroom

A modern four piece suite comprising of shower cubicle, panelled bath, WC, pedestal hand wash basin, central heating radiator, UPVC window to the side elevation.

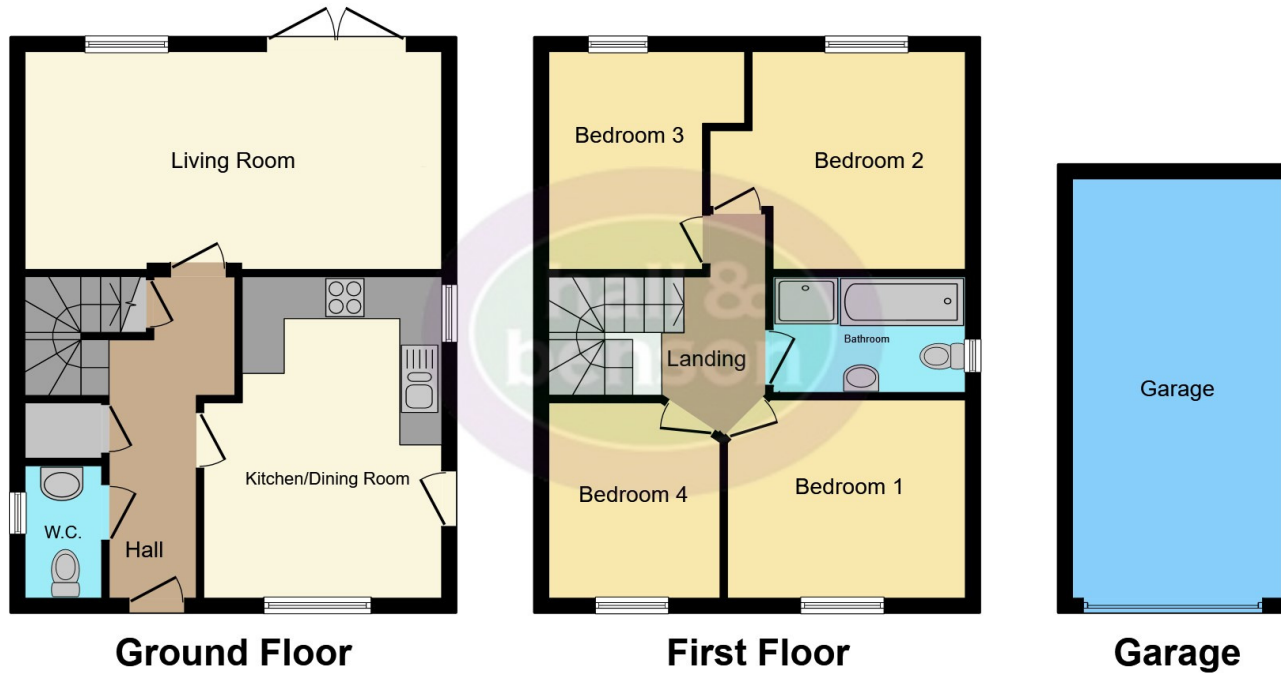
Outside

Outside the property is set back from the road with a front garden laid to lawn, driveway, detached garage and gated side access leading to the rear garden. The rear garden is mainly laid to lawn with 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/HNR102545



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: HNR102545 - 0003