



Clement Road  
Horsley Woodhouse Ilkeston



## Property Description

\*\*\* Far Reaching Views Countryside Views \*\*\*

Well presented three bedroom semi-detached property situated in Horsley Woodhouse, benefiting from a driveway and a dining kitchen. In brief property comprises entrance hall, spacious living room with bay window and dining kitchen. To the first floor the landing gives access to the three bedrooms and family bathroom. Outside the property is set back from the road on a corner plot benefiting from a driveway providing off street parking.

## Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, tiled flooring, central heating radiator, storage cupboard, stairs to the first floor, feature obscure diamond window to the front elevation and doors to the living room and dining kitchen.

## Living Room

15' into bay x 11' 10" ( 4.57m into bay x 3.61m )

With wood effect flooring, central heating radiator, electric fireplace, TV point and a uPVC double glazed bay window to the front elevation.

## Dining Kitchen

19' x 8' ( 5.79m x 2.44m )

Fitted with a range of wall and base units, work surface with inset stainless steel sink,

integrated oven, four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer, tiled splash-backs, tiled flooring, space for dining table, central heating radiator, cupboard housing boiler, uPVC double glazed window to the rear elevation and a uPVC double glazed door to the rear elevation leading to the rear passage.

## First Floor

### Landing

With carpet flooring, loft access uPVC double glazed window to the side elevation and doors to the three bedrooms and bathroom.

### Bedroom One

10' 11" x 12' 11" ( 3.33m x 3.94m )

Carpet flooring, central heating radiator, fitted wardrobes and a uPVC double glazed window to the front elevation offering far reaching views.

### Bedroom Two

10' x 8' ( 3.05m x 2.44m )

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

### Bedroom Three

8' max x 7' ( 2.44m max x 2.13m )

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

countryside views.

## Family Bathroom

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

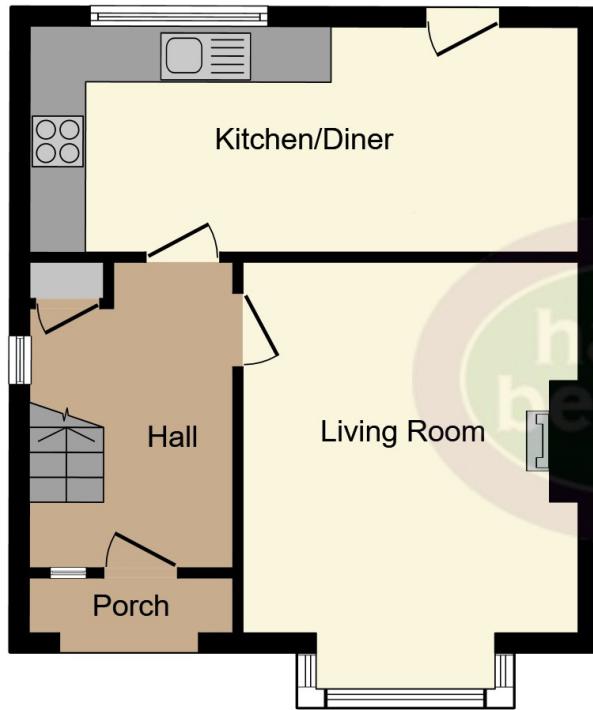
## Outside

Outside the property is set back from the road on a corner plot benefiting from a driveway providing off street parking.

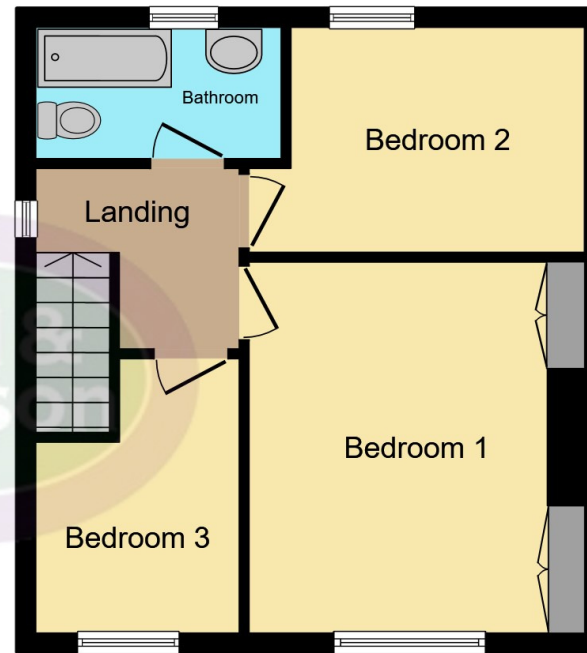








**Ground Floor**



**First Floor**

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**EPC Rating: D**

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Tenure: Freehold



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