



Heanor Road
Smalley Ilkeston



Property Description

*** Early Viewing Advised ***

Well presented three double bedroom detached family home situated in a popular residential location offering beautiful field views to the rear. In brief property comprises entrance hall, guest WC, living room with patio doors opening to the rear garden, dining room, kitchen and utility room. To the first floor there are three double bedrooms (two & three with field views) and a family bathroom.

Outside property is set back from the road with a driveway, lawned front garden with borders, mature trees and shrubs. Integral garage with an up & over door providing power, lighting and gated side access to the private and enclosed rear garden. The rear garden has a patio area with borders, mature trees and shrubs with steps leading to lawn. Outside cold water tap and lighting

(It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly)

Entrance Hall

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

Guest Wc

Low level WC, wash basin, tiled splash-backs, tiled flooring, storage cupboards, spotlight to ceiling and a uPVC double glazed obscure window to the side elevation.

Living Room

20' 5" x 12' 5" (6.22m x 3.78m)

Carpet flooring, two central heating radiators, gas fire, TV point, uPVC double glazed window to the front elevation and a double glazed patio door to the rear elevation leading to the rear garden.

Dining Room

15' 9" x 8' 9" (4.80m x 2.67m)

Carpet flooring, central heating radiator, storage cupboard housing boiler, space for dining table, uPVC double glazed windows to the side and rear elevation. Door to kitchen.

Kitchen

10' 9" x 7' 7" (3.28m x 2.31m)

Fitted with a range of wall and base units, work surface with inset stainless steel sink, integrated double oven, space and plumbing for dishwasher, space for fridge, tiled splash-backs, tiled flooring, central heating radiator, uPVC double glazed window to the rear elevation, door to the side elevation leading to the rear garden and opening to utility room.

Utility Room

Fitted wall units, work surface, space and plumbing for washing machine, space for

freezer, tiled flooring and a uPVC double glazed window to the front elevation.

First Floor

Landing

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

Bedroom One

12' 4" Max x 11' 2" Max (3.76m Max x 3.40m Max)

Carpet flooring, central heating radiator, fitted wardrobes and bedside tables, additional storage and a uPVC double glazed window to the front elevation.

Bedroom Two

16' Max x 8' 9" (4.88m Max x 2.67m)

With carpet flooring, central heating radiator, fitted wardrobes, storage cupboard and a uPVC double glazed window to the rear elevation offering field views.

Bedroom Three

11' 2" x 8' 9" (3.40m x 2.67m)

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

Bathroom

Three piece suite comprising double shower cubicle, low level WC, wash basin, central heating radiator, fully tiled walls, vinyl flooring and a uPVC double glazed obscure window to the front elevation.

Outside

Property is set back from the road with driveway, lawned front garden with borders, mature trees and shrubs. Integral garage with an up & over door providing power and lighting. Gated side access to the private and enclosed rear garden.

The rear garden has a patio area with borders, mature trees and shrubs with steps leading to lawn. Outside cold water tap and lighting









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

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EPC Rating: D

view this property online hallandbenson.co.uk/Property/HNR101428

Tenure: Freehold



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