



Jacobite CloseSmalleyIlkeston

A beautifully presented four bedroom detached family home positioned on the ever-popular Smalley Manor development – just a short stroll from the stunning walks and open green space of Shipley Country Park.

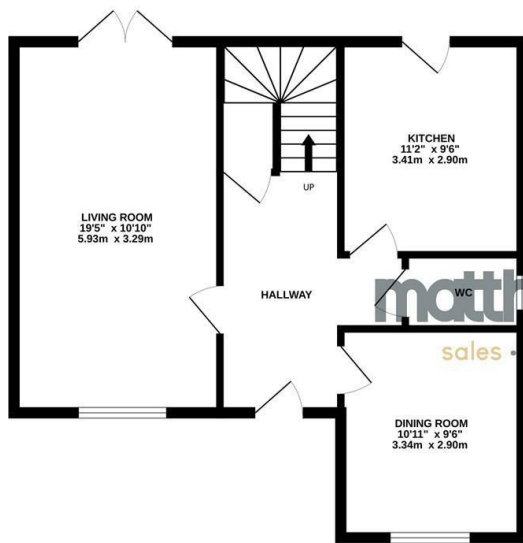
- Very well presented throughout
- Ideal detached family home
- Four bedrooms with en-suite to master
- Driveway and detached garage
- Two reception rooms
- Modern fitted kitchen
- Well maintained, enclosed garden
- Guest W/C
- Highly sought after development
- Short walk to the stunning Shipley Country Park

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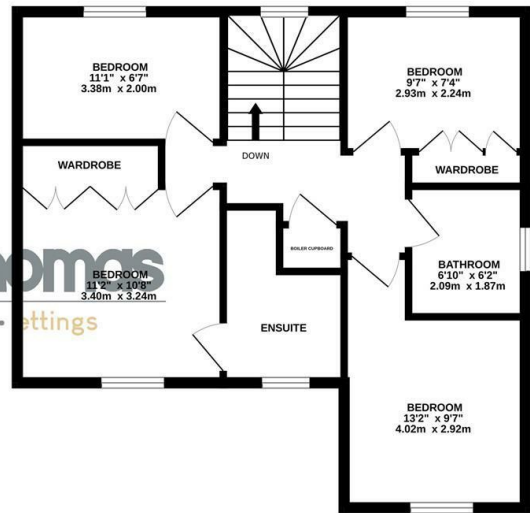
Internally, the property offers a bright and welcoming entrance hallway with useful understairs storage and guest WC. The spacious living room sits to the rear with French doors opening directly to the garden, and there is a separate dining room – ideal for family meals or entertaining. The modern kitchen is well-equipped with double oven, five ring gas hob and integrated appliances including dishwasher, fridge and freezer.

To the first floor there are four well-proportioned bedrooms. The master features fitted wardrobes and an en-suite shower room, while the third bedroom also includes fitted wardrobes. The family bathroom is fitted with a three piece suite with shower over bath, and a handy storage cupboard on the landing houses the gas combi boiler.

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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