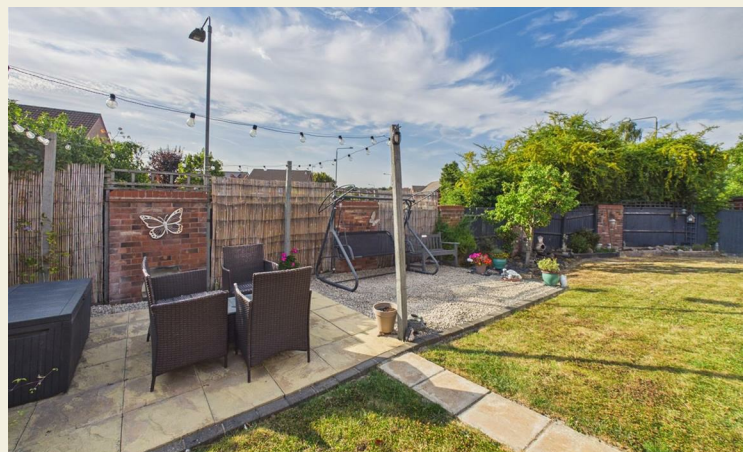


10 Stoppard Close, Ilkeston, DE7 9JL

Offers In The Region Of £330,000
Freehold



- Ideal Family Home
- Quiet Cul-de-Sac Location
- Driveway, Garage & Extensive Rear Garden
- Hallway & Fitted Guest Cloakroom
- Lounge & Dining Room
- Conservatory & Kitchen
- Four First Floor Bedrooms & Two Bathrooms
- Principal Bedroom with En-Suite
- Popular Residential Location
- Close to a Good Range of Amenities





Summary

A spacious and well-presented, four bedroom, detached residence occupying a quiet cul-de-sac location in the popular town of Ilkeston.

The property benefits from a sizeable driveway, an integral single garage and an extensive rear garden with two patio areas and well-stocked borders. Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, conservatory, dining room and kitchen. To the first floor there is a principal bedroom with en-suite shower room, three further good sized bedrooms and a bathroom.

F&C

The Location

Ilkeston offers a full range of amenities including a bustling high street, large supermarket, schooling at all levels, leisure centre, recreational ground and provides easy access to Derby and Nottingham.

Accommodation

Ground Floor

Entrance Hall

12'10" x 3'1" (3.92 x 0.96)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

6'3" x 2'9" (1.93 x 0.85)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to front.

Lounge

14'6" x 11'8" (4.42 x 3.58)

Featuring a fireplace with decorative wooden surround and marble hearth, central heating radiator, wood effect flooring, double glazed window to rear and matching sliding patio door to garden room.



Conservatory

13'0" x 8'9" (3.97 x 2.68)

With electric heater, recessed spotlighting, UPVC double glazed windows and access to garden via French doors.



Dining Room

11'9" x 9'2" (3.59 x 2.81)

Having a central heating radiator and double glazed bay window to front.



Kitchen

11'7" x 9'10" (3.54 x 3.01)

Comprising wood effect worktops with matching upstands, further tiled surrounds, inset one and a quarter sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards, electric hob, built-in oven with extractor hood over, integrated fridge freezer, appliance space suitable for washing machine and tumble dryer, double glazed window to rear and double glazed door to side.



First Floor Landing

15'0" x 5'11" (4.59 x 1.82)

A semi-galleried landing with access to loft space, airing cupboard and double glazed window to side.

Bedroom One

11'2" x 9'6" (3.41 x 2.90)

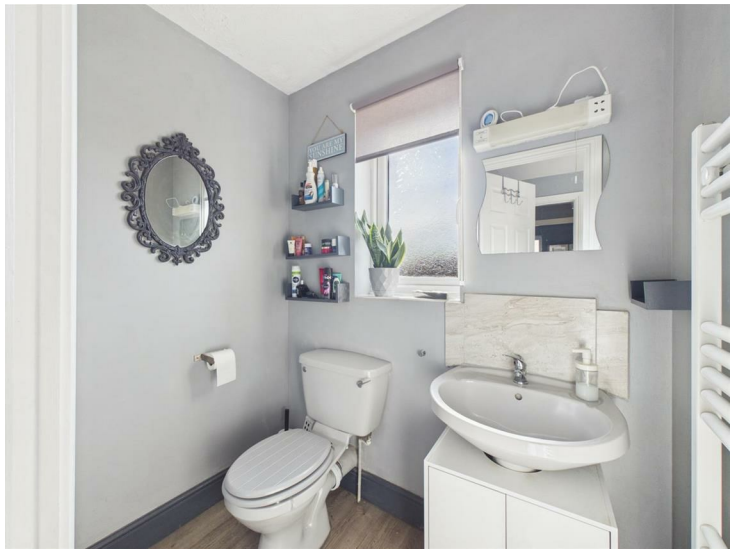
Having a central heating radiator and double glazed window to rear.



En-Suite Shower Room

5'11" x 3'11" (1.81 x 1.20)

Appointed with a low flush WC, pedestal wash handbasin, shower cubicle, towel radiator and double glazed window to rear.



Bedroom Two

10'5" x 9'6" (3.18 x 2.92)

With central heating radiator and double glazed window to front.



Bedroom Three

9'2" x 8'10" (2.80 x 2.71)

Having a central heating radiator and double glazed window to rear.



Bedroom Four

8'3" x 6'5" (2.52 x 1.97)

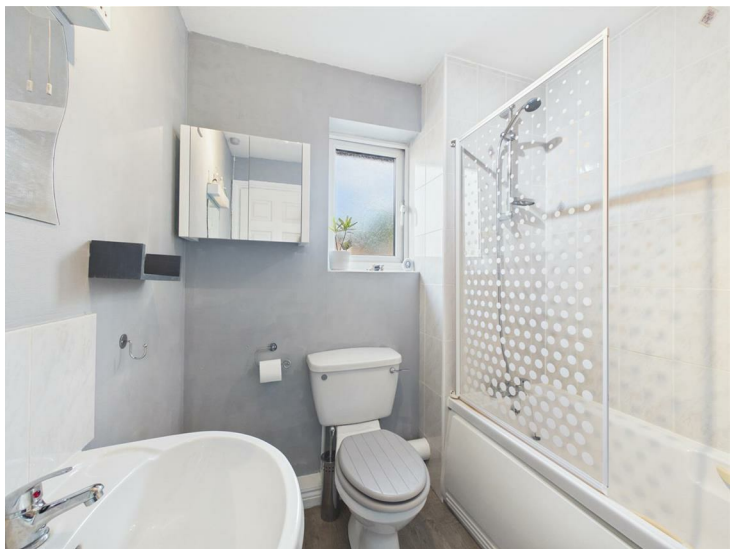
With central heating radiator and double glazed window to front.



Bathroom

6'7" x 6'4" (2.01 x 1.95)

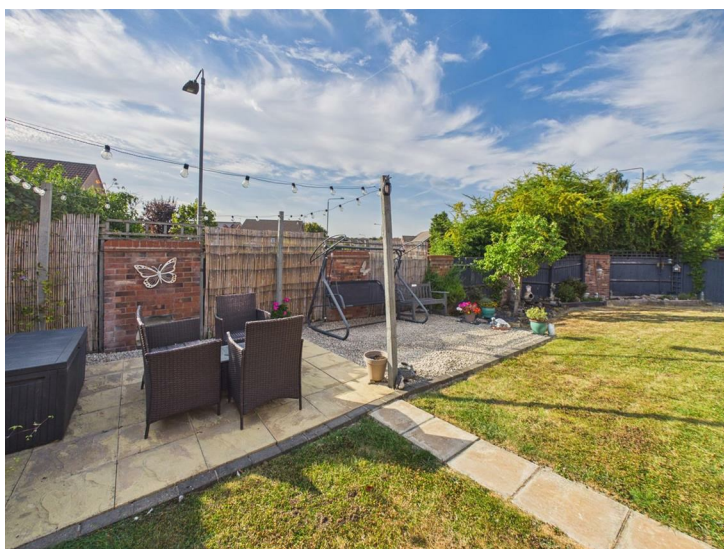
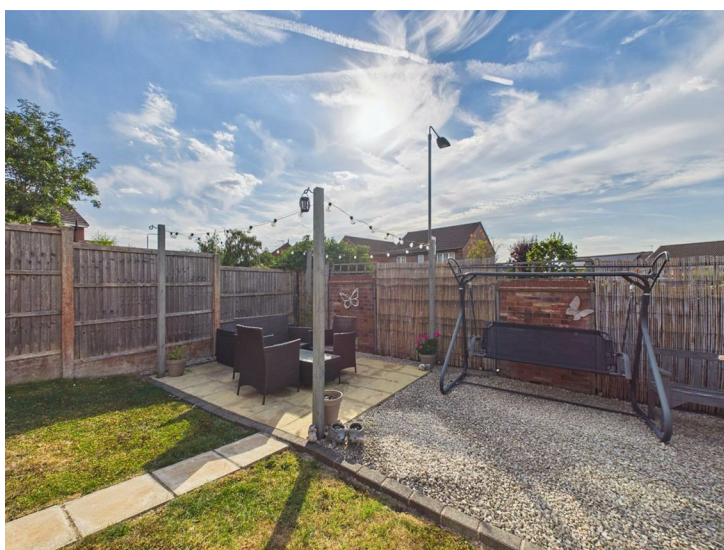
Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, ladder radiator and double glazed window to front.



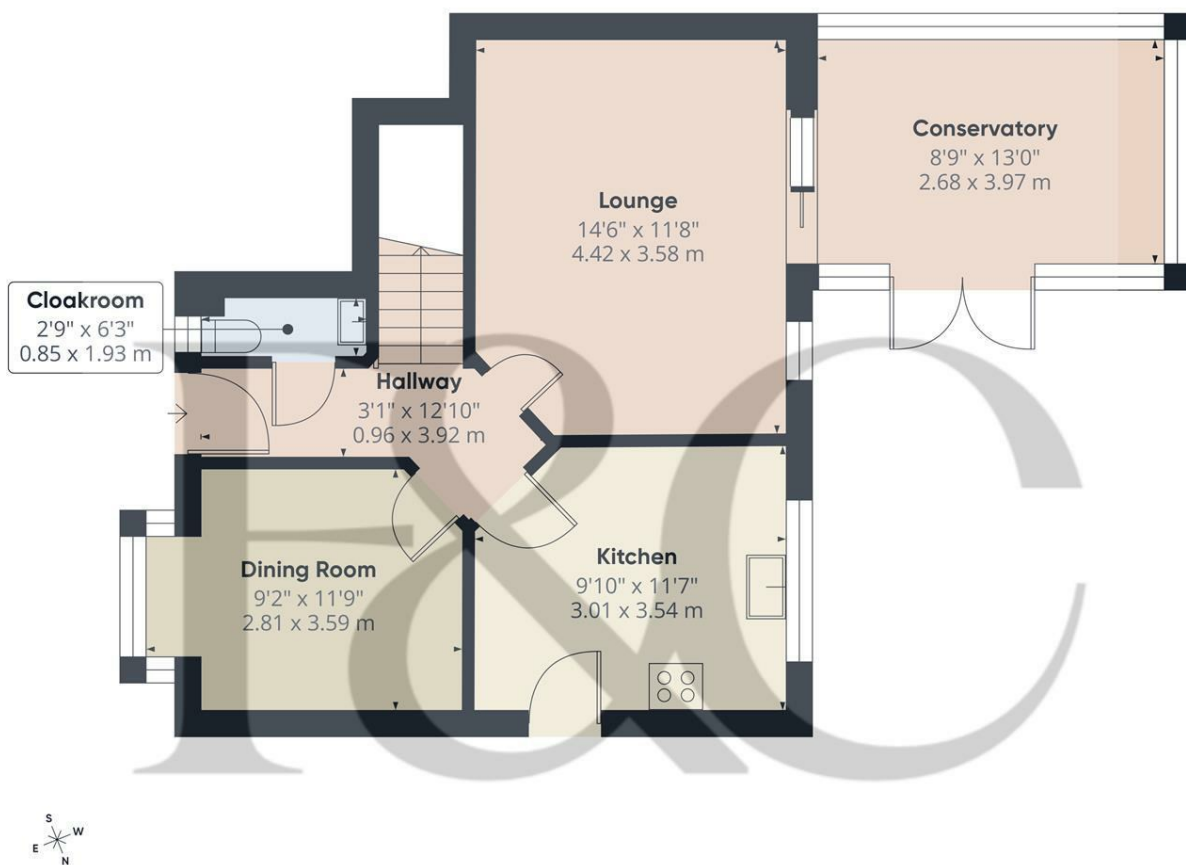
Outside

The property benefits from a sizeable driveway to the front providing ample off-road parking and access to an integral single garage. Access to the rear can be gained via a gate to the side.

To the rear of the property is a fabulous sized garden with upper level patio and extensive lawn plus a lower level patio/seating area all bounded by wood edged herbaceous borders containing plants and shrubs and a timber/brick wall boundary.







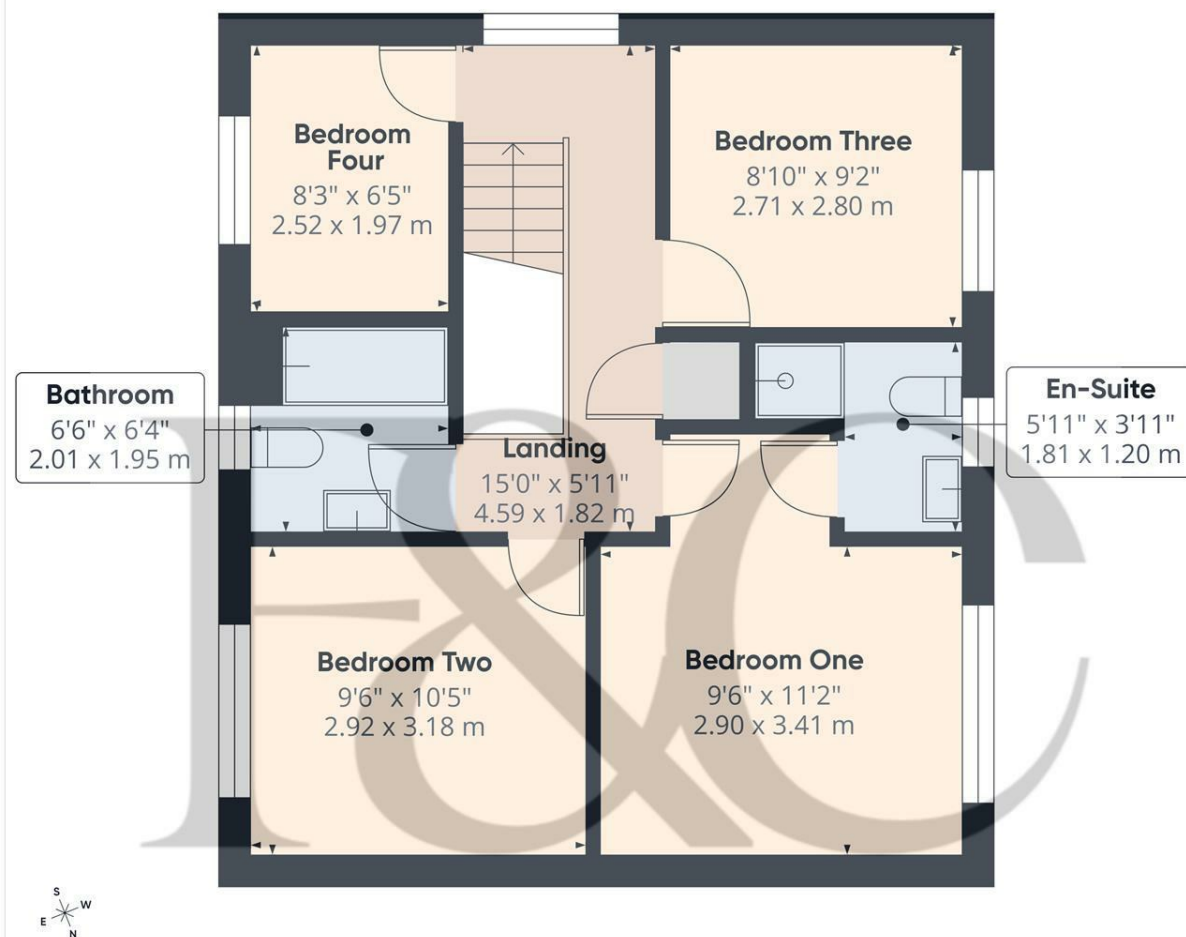
Floor 0

Approximate total area^m
596 ft²
55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area^m
500 ft²
46.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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10 Stoppard Close
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	