



3 Eley Close, Ilkeston

Offers in Region of £325,000

 HORTONS

# 3 Eley Close

Ilkeston, Ilkeston

This immaculate and spacious four-bedroom detached home is perfectly situated in the sought-after Shipley View area. Featuring two spacious reception rooms, a ground floor WC, a modern kitchen diner and utility room. Four double bedrooms and two bathrooms on the first floor, this property offers ample living space ideal for families. Enjoy the convenience of a driveway and single garage, while the nearby Nutbrook Trail and Shipley Country Park offer beautiful walking opportunities. This property is within walking distance of bus links, schools, the local town, and commute facilities. The well-landscaped gardens to the front and rear provide a serene setting.

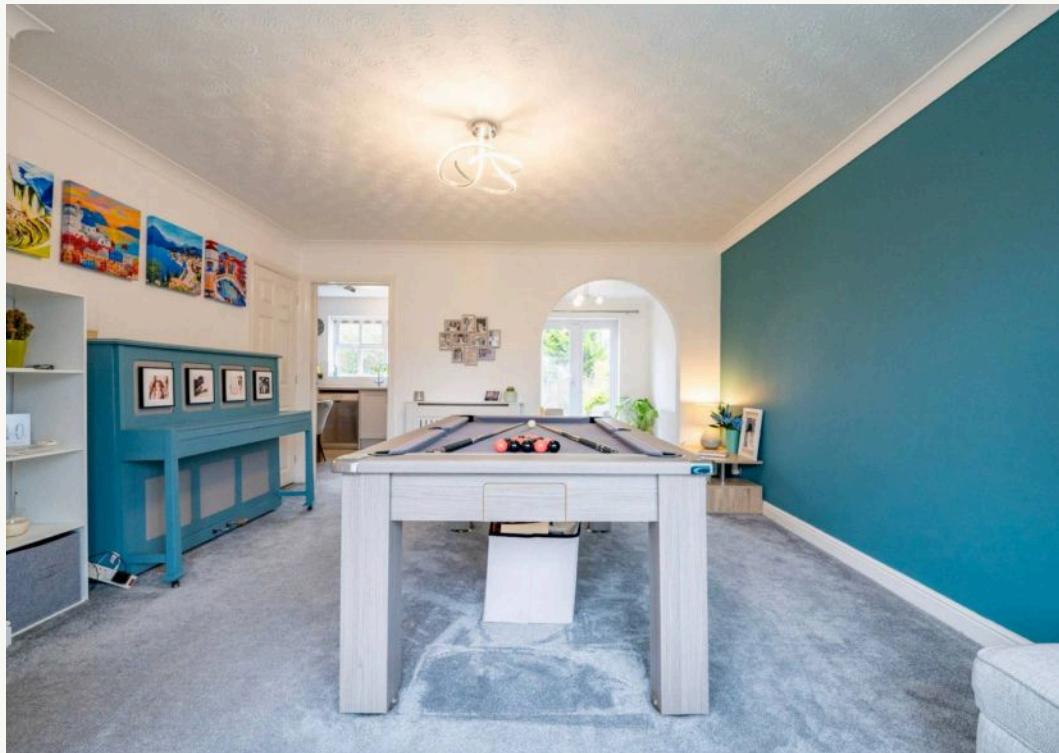
Step outside to an impressive outdoor space designed for relaxation and entertainment, featuring composite decking leading out to a generously sized lawn area with charming shrubbery and flower borders enclosed by fencing. The property also includes a pebbled area and side access for added convenience. A hardstanding driveway for two cars leads to a single garage, with an additional area laid to lawn and side access to the rear of the property, creating a practical and visually appealing exterior. Whether you're looking to host gatherings or simply unwind in the peaceful surroundings, this property's outdoor space offers a perfect blend of functionality and aesthetics, enhancing the overall appeal of this stunning home.

## Services:

All mains services are available and connected.

The property has mains gas central heating Property information:

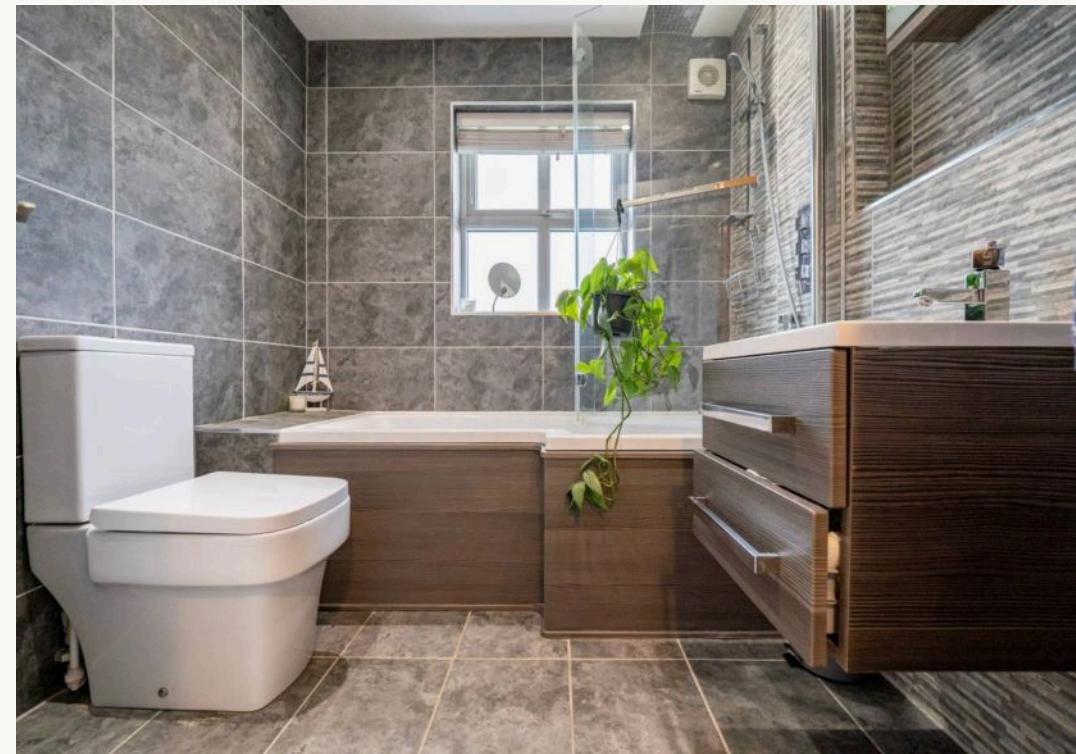














All measurements are approximate and for display purposes only.



**Nicole Beales - Hortons**

Derbyshire's Personal Agent

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