



HOPKINS & DAINTY

ESTATE AGENTS



Hallam Way, Ilkeston, DE7 6PP

£269,950

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this well appointed family home, standing on a corner plot. Set in this popular Village location, convenient for commuting into Derby or Nottingham.

The accommodation is accessed via a front entrance hall which leads into a stylish fitted kitchen with integrated appliances, and a full width rear lounge/diner with two sets of French doors opening onto the garden. There is internal access to the garage which has a storage area at the rear. On the first floor the landing provides access to three good size bedrooms and the refitted shower room. The property has gas central heating and double glazing, front driveway parking and a delightful low maintenance rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With a radiator, coving to the ceiling, leaded light double glazed front window and door to:

Kitchen 12'9" x 9'0" (3.89 x 2.75)



Fitted range of base and wall units with worktops and an inset Belfast style sink. There is a built in electric oven, microwave and five ring gas hob with a hood over. Space for a fridge/freezer and tumble dryer and plumbing for a washing machine. Cupboard housing the wall mounted gas boiler, leaded light double glazed front window and doors leading off.

Lounge/Diner 17'6" x 11'1" (5.35 x 3.39)



Spanning the full width of the property with two sets of double glazed French doors opening onto the garden. A decorative fireplace, two radiators, dado rail, coving to the ceiling and stairs rising to the first floor with open storage space under.

Storage Area

Useful storage area with a sloping ceiling and door to:

Garage 15'3" x 8'0" max. (4.65 x 2.45 max.)

With an up and over door, electric light and power connected.

First Floor Landing



Access to the loft space, radiator, coving to the ceiling, dado rail and doors leading off.

Bedroom 1 11'6" x 8'0" (3.52 x 2.45)



Generous front double bedroom with a radiator, coving to the ceiling and a leaded light double glazed window.

Bedroom 2 12'11" x 8'5" (3.96 x 2.59)



Spacious second double bedroom with a radiator, coving to the ceiling and a leaded light double glazed rear window.

Bedroom 3 9'1" x 8'9" (2.78 x 2.68)



Good sized third bedroom with a radiator, coving to the

ceiling and a leaded light double glazed rear window.

Shower Room 8'0" x 5'7" (2.46 x 1.72)

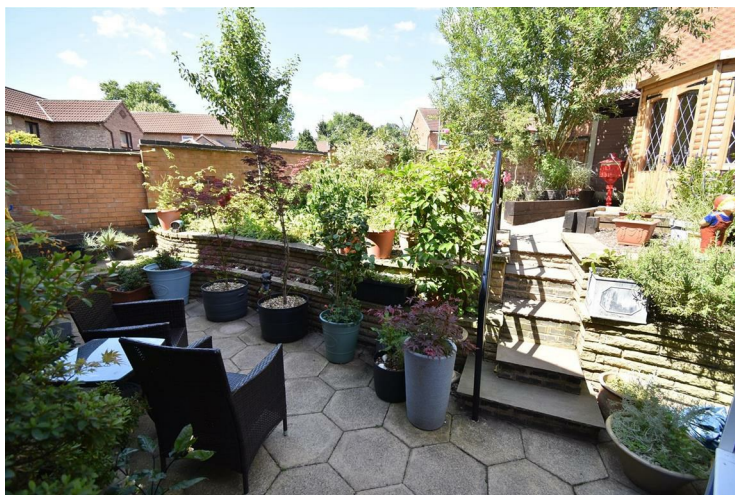


Stylish three piece suite with a walk in shower, wash hand basin and WC. Tiled walls, a heated towel rail, ceiling spotlights with an extractor vent, coving to the ceiling and a leaded light double glazed front window.

Front/Driveway

To the front of the property there is a block paved driveway providing off road parking, gated side access to the rear garden and a planted border.

Rear Garden



Delightful enclosed rear garden set over two levels. With a patio seating area and steps rising up to a raised garden with planted borders and fencing to the boundary. Please note the summer house is available by separately negotiation.

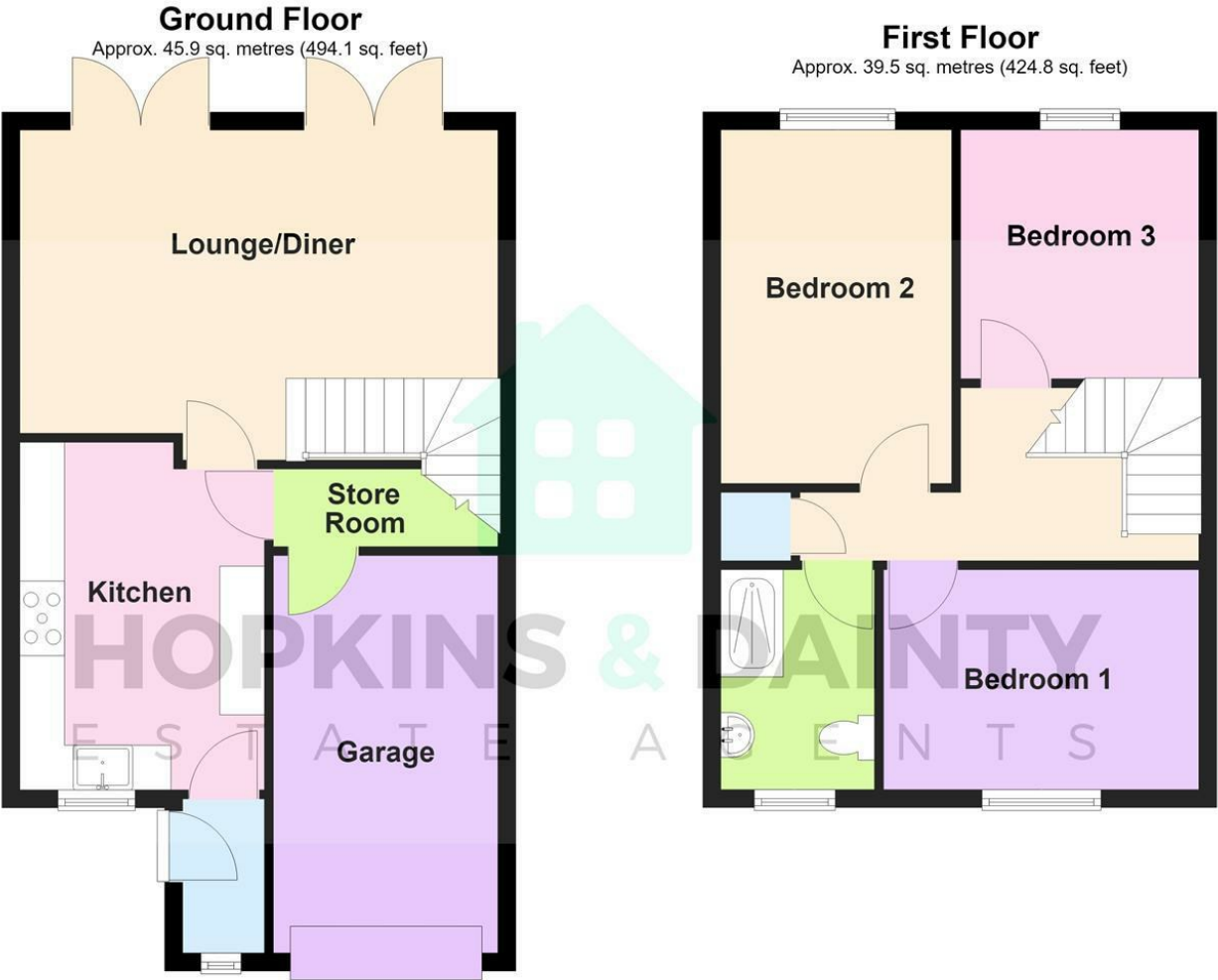
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



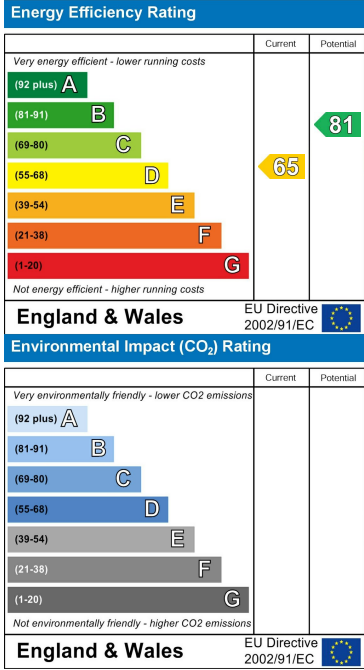
Total area: approx. 85.4 sq. metres (918.9 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.