



Wharncliffe Road  
Ilkeston, Derbyshire DE7 5HF

**£200,000 Freehold**

A THREE BEDROOM END OF TERRACE  
HOUSE.



Situated behind this attractive period facade lies a modern, contemporary and surprisingly spacious family home.

This three bedroom end of terrace property comes to the market in a ready to move into condition, with features including gas fired central heating served from a combination boiler, double glazed windows throughout, a particularly good sized fully fitted kitchen with useful utility room and cloaks/WC. Other features include two well proportioned reception rooms and worthy of note, the property enjoys expansive rear gardens with sections laid to lawn and three patio/seating areas which capture the sun at different points of the day.

Situated in this attractive, tree-lined avenue, close to local amenities, including the town centre of Ilkeston, regular bus service, schools for all ages, Victoria Park and local leisure centre.

The property will make a fantastic first purchase, as well as those looking for a family home.



### ENTRANCE HALL

Double glazed window and front entrance door, stairs to the first floor, doors to lounge and dining room.

### LOUNGE

14'2" x 11'4" (4.32 x 3.46)

Radiator, media points, meter cupboard and walk-in square double glazed bay window to the front.

### DINING ROOM

12'3" x 11'9" (3.75 x 3.60)

Radiator, double glazed window to the rear, door to kitchen.

### KITCHEN

11'1" x 8'11" (3.39 x 2.72)

Incorporating a range of modern and contemporary fitted wall, base and drawer units, with wood block work surfacing and inset single bowl ceramic sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated dishwasher and fridge/freezer. Double glazed window and door to rear garden. Opening to utility room.

### UTILITY ROOM

7'6" x 5'9" (2.31 x 1.76)

Units to match the kitchen with wood block work surfacing, plumbing and space for washing machine, further appliance space, double glazed window and door to WC.

### WC

Housing a two piece suite comprising wash hand basin and low flush WC, double glazed window.

### FIRST FLOOR LANDING

Balustrade, loft hatch and cupboard housing gas combination boiler (for central heating and hot water) and controlled by a Hive smart system.

### BEDROOM ONE

14'9" x 11'8" (4.51 x 3.56)

Radiator, two double glazed windows to the front.

### BEDROOM TWO

12'3" x 8'9" (3.74 x 2.68)

Radiator, double glazed windows to the rear.

### BEDROOM THREE

10'4" x 8'11" (3.15 x 2.74)

Radiator, double glazed window to the rear.

### BATHROOM

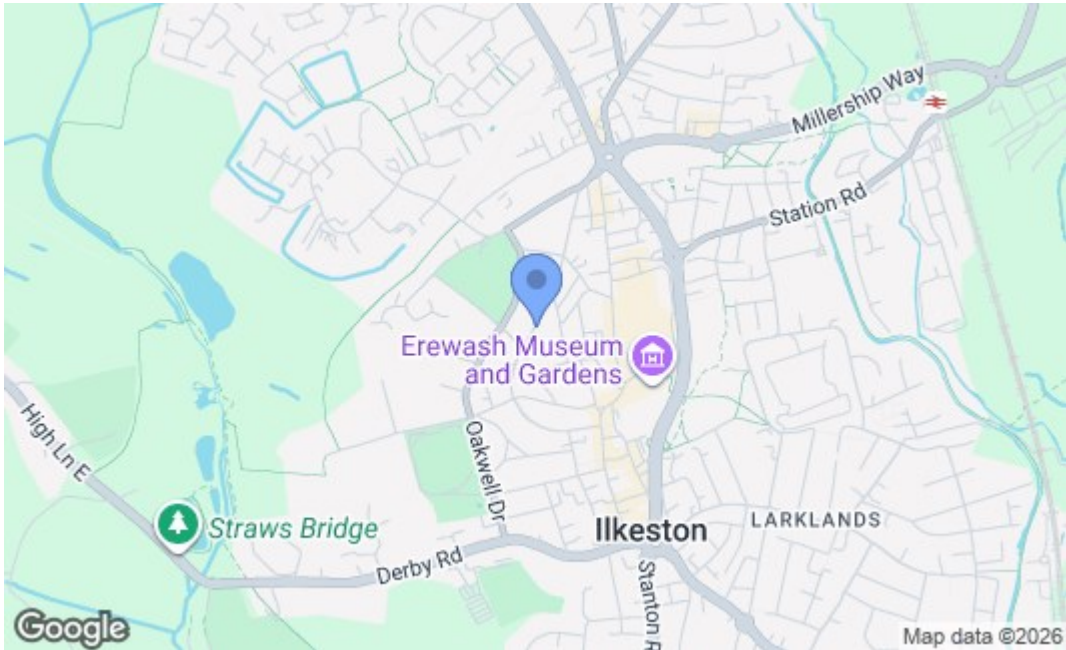
8'3" x 6'0" (2.54 x 1.83)

Incorporating a modern three piece suite comprising wash hand basin, low flush WC and "P" shaped shower bath with shower and screen over. Partially tiled walls, radiator, double glazed window.

### OUTSIDE

The property has a walled-in front garden with a footpath leading to the front door. Pedestrian access at the side of the house leads to the rear garden which is of a generous size, fenced and enclosed with generous patio beyond the rear elevation. A pathway leads to a section of garden laid to lawn, a further central patio area and continues to another section laid to lawn. At the foot of the plot, there is a further gravel seating area. There is a variety of shrubs and plants within the garden.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92-plus) A                                                     |         |           |
| (81-91) B                                                       |         | 86        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 63      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.