



# Four Bedroom Detached House located in Ilkeston.

Offers Over  
£300,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

**63 Milford Drive  
Ilkeston  
Derbyshire  
DE7 8UU**



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1,212.8  
sq. ft

A fantastic family home in a quiet Cul-de-Sac! This spacious four-bedroom house on the sought-after Shipley View estate offers an ideal opportunity for families looking for comfort and convenience.

The property features a welcoming entrance hall, a handy downstairs WC, and a bright living room that flows seamlessly into the kitchen/dining area, sunroom, and rear porch - perfect for relaxed family living.

Upstairs, there are four well-proportioned bedrooms, three of which benefit from built-in wardrobes or storage, alongside a family bathroom. Outside, the home enjoys a generous front garden, off-road parking to the side, and access to a garage and workshop. The rear garden is beautifully maintained, featuring a lawn, shrubs, borders, a patio, gravel seating area, shed, and additional off-road parking accessible from Summerfields Way.

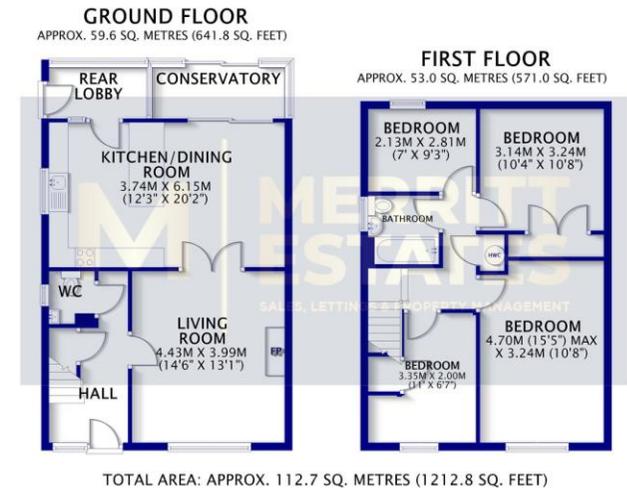
Situated in a peaceful cul-de-sac within the popular Shipley View estate, this home is perfectly positioned for easy access to Ilkeston town centre, the local Leisure Centre, and the Community Hospital. Nature lovers will enjoy nearby walks along the scenic Nutbrook Trail, while commuters benefit from excellent transport links, including Ilkeston Train Station and easy access to the M1 motorway.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

**FLOORPLAN**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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