

*Everington  
& Ruddle*



## Field Drive, Smalley, Ilkeston, DE7 6PL

**£265,000**

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A spacious three bedroom family home with a private driveway to the rear, a beautiful south facing garden with a private patio and a brick built garage with power and light. Internally this wonderful property includes a spacious central hallway with ground floor WC off, a modern fitted kitchen and a large lounge/diner with patio doors to the rear. All the windows are UPVC double glazed and there is a gas combination boiler fueling the central heating and hot water. To the first floor are two large double bedrooms with fitted wardrobes, a stylish shower room and one good single bedroom. This is a superb and spacious home in excellent condition, with an established landscaped rear garden, situated on modern development within the popular village of Smalley.

- Brick built garage
- Ground floor WC
- Central hallway
- Driveway to the rear

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

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**Hallway** Laminated front door leading to a spacious central hallway with a staircase to the first floor, access to a cloakroom WC, a door to the kitchen and one to the sitting room at the rear. There is also a laminate wood floor covering and a central heating radiator.

**Cloakroom WC** - 1.55m x 0.86m (5'1" x 2'10") WC, wash basin, a central heating radiator and a UPVC double glazed window to the front.

**Kitchen** - 3.66m x 2.59m (12'0" x 8'6") Modern fitted kitchen including a range of stylish base and eye level units with laminate worksurfaces. To the front is a UPVC double glazed window and there are a range of appliances including an electric double oven, a four ring gas hob with an extractor hood over, an integrated fridge and a stainless steel sink drainer.

**Lounge / Diner** - 4.93m x 4.42m (16'2" x 14'6") A spacious lounge / diner including a laminate wood floor covering, two central heating radiators, a UPVC double glazed window to the rear and French double doors to the patio. There is also space for a six piece diner suite and access to a large under stair storage cupboard.



**Bedroom 1** - 4.11m x 2.84m (13'6" x 9'4") UPVC double glazed window to the rear, a central heating radiator and a fitted double wardrobe.

**Bedroom 2** - 3.96m x 2.67m (13'0" x 8'9") UPVC double glazed window to the front, a central heating radiator and a fitted double wardrobe.

**Bedroom 3** UPVC double glazed window to the front and a central heating radiator.

**Bathroom** - 2.16m x 2.64m (7'1" x 8'8") Three piece shower room including a large shower stall with glass screen and a plumbed shower mixer, a heated towel rail, WC and wash basin. There is also a vinyl floor covering, an extractor and a UPVC double glazed window to the rear.

**Garage** - 2.06m x 1.88m (6'9" x 6'2") With power, lighting, storage in the roof and an up and over garage door to the driveway in front.

