



3 Bedrooms

House

Per Month

£1,100 Per

Located in

Ilkeston



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# 112 St. Norbert Drive

Ilkeston | | DE7 4EH



Welcome to St. Norbert Drive! Situated in a popular and well-connected part of Ilkeston, this beautifully presented three-bedroom semi-detached home offers a perfect balance of comfort, space and convenience, ideal for families or professionals.

The property briefly comprises an inviting entrance hallway, a bright living room with large front-facing windows and a modern fitted kitchen with plenty of storage and dining space. French doors open out to a private enclosed rear garden, perfect for outdoor entertaining or relaxing evenings.

Upstairs, there are two generous double bedrooms, a good-sized single bedroom that could also serve as a home office or nursery, and a contemporary family bathroom with a white suite and shower over bath.

Outside, the home benefits from a private driveway offering off-street parking and a single garage providing extra storage or workshop space.

Located within easy reach of Ilkeston town centre, excellent schools and major commuter routes to Derby and Nottingham, this property combines suburban peace with practical convenience.

#### Key Features:

Kitchen underfloor heating

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# Council Tax Band A

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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