





Nesfield Road, Ilkeston

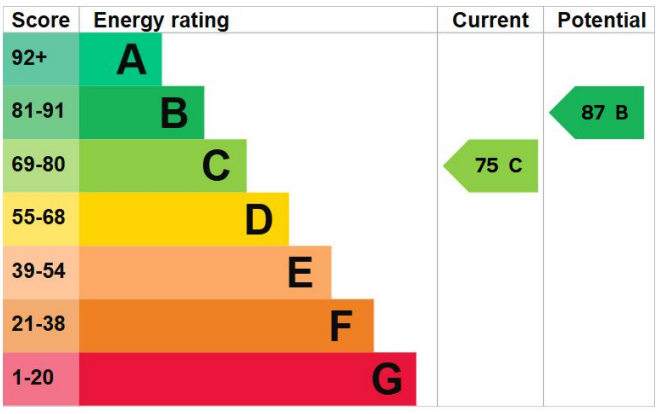
4 Bedrooms, 3 Bathroom, Semi Detached House

Offers In Excess Of £210,000

MARTIN&CO



- **Semi Detached House**
- **Offered for sale with no upward chain**
- **Three Story Living**
- **Garage and Driveway**
- **Garden to the Rear**
- **Council Tax Band C**
- **Flexible living accommodation**



THE PROPERTY AND LOCATION MODERN SEMI DETACHED HOUSE RESIDENCE- FLEXIBLE ACCOMMODATION OVER THREE FLOORS - OFFERED FOR SALE WITH NO ONWARD CHAIN - TREE LINED AVENUE CLOSE TO ILKESTON TOWN CENTRE. Accommodation includes four bedrooms, two reception rooms, kitchen, bathroom and two shower rooms. Garage and driveway. Garden to the rear.

DE7 8AY is a small residential postcode located in the town of Ilkeston in Derbyshire, within the East Midlands region of United Kingdom. The postcode lies within the borough of Erewash and forms part of the wider Derby postcode area.

Our CGI generated images offer some inspiration as to how the property could look!

ENTRANCE HALL The entrance hall provides access to two bedrooms, a utility room and a shower room.

UTILITY ROOM A spacious and practical utility room fitted with a range of wall and base units, roll-edge worktops and tiled splashbacks. Plumbing is provided for a washing machine, with ample additional storage space.

BEDROOM THREE 12' 8" x 6' 6" (3.86m x 1.98m) A bright and versatile bedroom featuring freshly painted neutral walls, a double-glazed window with fitted Venetian blinds and double-glazed French doors providing direct access to the rear garden. Offering plenty of natural light, this room would be ideal as a bedroom, home office or additional reception space.

BEDROOM FOUR 8' 7" x 5' 3" (2.62m x 1.6m) A bright and well-presented single bedroom featuring freshly painted neutral walls, a double-glazed window with fitted wooden Venetian blinds, a wall-mounted radiator and power points. A versatile room, ideal for use as a single bedroom, nursery or home office.

DOWNSTAIRS SHOWER ROOM A well-appointed shower room fitted with a contemporary white three-piece suite comprising a walk-in shower cubicle, wash hand basin and low-level WC. Further





complemented by a heated towel rail.

FIRST FLOORN LANDING A spacious first floor landing providing access to the bedrooms and bathroom, with neutral décor and matching internal doors.

KITCHEN 12' 8" x 6' 6" (3.86m x 1.98m) A bright and well-presented fitted kitchen featuring a range of contemporary light wood-effect wall and base units with contrasting dark worktops and attractive mosaic tiled splashbacks. Incorporating a stainless steel sink with drainer, integrated electric oven, gas hob with stainless steel extractor hood above and ample cupboard storage. Further benefits include wood-effect flooring, recessed ceiling spotlights, double-glazed windows providing natural light and a wall-mounted radiator.

DINING ROOM 9' 1" x 8' 0" (2.77m x 2.44m) A bright and versatile dining room accessed via double doors, featuring freshly painted neutral walls, a double-glazed window providing natural light, a wall-mounted radiator and power points. Offering an ideal space for family dining and entertaining, with flexibility for use as an additional reception room or home office.

LOUNGE 12' 8" x 10' 10" (3.86m x 3.3m) A bright and spacious lounge offering a comfortable and inviting living space, ideal for relaxing and entertaining. Featuring uPVC framed double-glazed windows to the front elevation, allowing plenty of natural light to fill the room, a central heating radiator and ample space for a range of living room furniture.

FAMILY BATHROOM A spacious and well-presented family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low-level WC. Complemented by attractive neutral wall tiling with decorative mosaic borders, wood-effect vinyl flooring, a double-glazed window, extractor fan and wall-mounted radiator.

SECOND FLOOR LANDING A well-presented second floor landing providing access to two bedrooms and a shower room, offering a practical and convenient layout.

BEDROOM ONE 12' 7" x 10' 11" (3.84m x 3.33m) A bright and spacious principal bedroom offering a comfortable and relaxing retreat, featuring uPVC framed double-glazed windows to the front elevation, allowing plenty of natural light to fill the room. Further benefits include a central heating radiator and ample space for bedroom furniture, creating an ideal main bedroom.

BEDROOM TWO A bright and well-presented bedroom featuring freshly painted neutral walls, a double-glazed window allowing natural light, a wall-mounted radiator and useful built-in double wardrobes providing ample storage space.

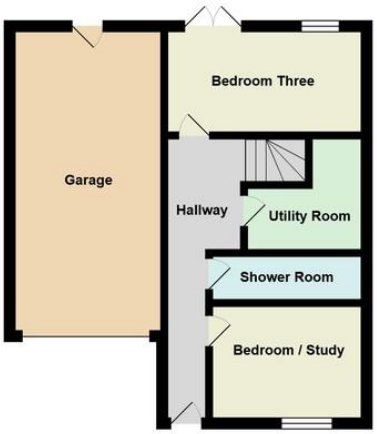
SHOWER ROOM A well-presented shower room featuring a fully enclosed shower cubicle with glass sliding doors, chrome fittings and wall-mounted shower. Complemented by a white pedestal wash hand basin with chrome mixer tap, attractive neutral wall tiling with decorative mosaic borders, wood-effect flooring and a stylish circular feature mirror.

OUTSIDE To the rear of the property is an enclosed garden, mainly laid to lawn, providing an ideal space for outdoor relaxation, family activities and entertaining. To the front of the property is a driveway providing off-road parking, together with a garage offering additional parking or useful storage space.





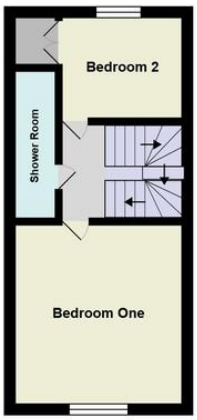
16 Nesfield Road, DE7 8AY



Ground Floor



First Floor



Second Floor

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