



17 Wortley Close  
Ilkeston DE7 5EU

**£275,000**



## 17 Wortley Close

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An extremely well-appointed two-bedroom detached bungalow, situated in a convenient & popular residential location.

The accommodation briefly comprises an entrance porch, a generously sized lounge, a modern fitted kitchen & a spacious conservatory with useful utility area. There are two well-proportioned bedrooms & a contemporary shower room.

Externally, the property benefits from an easy-to-maintain, spacious frontage providing ample off-road parking. To the rear is a fully enclosed, landscaped garden designed for low maintenance, featuring patio seating areas & a garden shed.

Offered to the market with no upward chain, this superb bungalow is expected to attract strong interest. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.





### Porch

8'3" x 4'6" (2.51m x 1.37m)

Double glazed door into porch with front window, radiator, tiled flooring & door to kitchen.

### Breakfast Kitchen

13'6" x 9'2" (4.11m x 2.79m)

Range of wall & base units in cream with laminate worktop over, ceramic sink & drainer with mixer tap, tiled surround, built in electric oven & microwave, electric hob with extractor fan over, integral fridge/freezer, washing machine & dishwasher, spot light lighting & light tube for natural light, double glazed window to side, radiator & tiled flooring.

### Conservatory

12'7" x 11'1" (3.84m x 3.38m)

Good size conservatory, base units with worktop over, space for dryer, double glazed windows to side & rear, double glazed French doors to rear garden, vertical blinds, radiator & vinyl flooring.

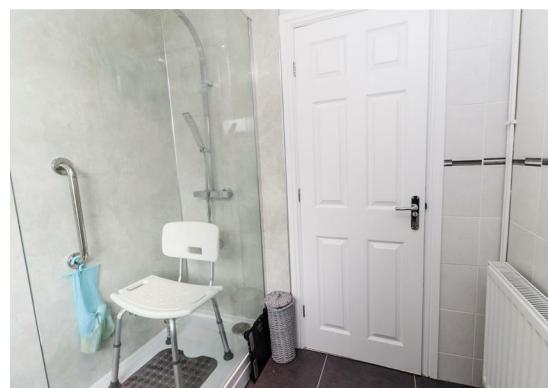
### Lounge

16'1" x 11'0" (4.90m x 3.35m)

Gas fire on stone hearth and surround, TV point, two radiators, carpet flooring & two double glazed windows to front & side with vertical blinds.

### Inner Hall

Doors off, cupboard housing Ideal boiler, carpet flooring & ceiling mounted positive pressure ventilation system.



**Bedroom One**  
12'1" x 10'11" (3.68m x 3.33m)  
Fitted wardrobes with overbed storage, dressing table, radiator, carpet flooring & double glazed window to the rear elevation.

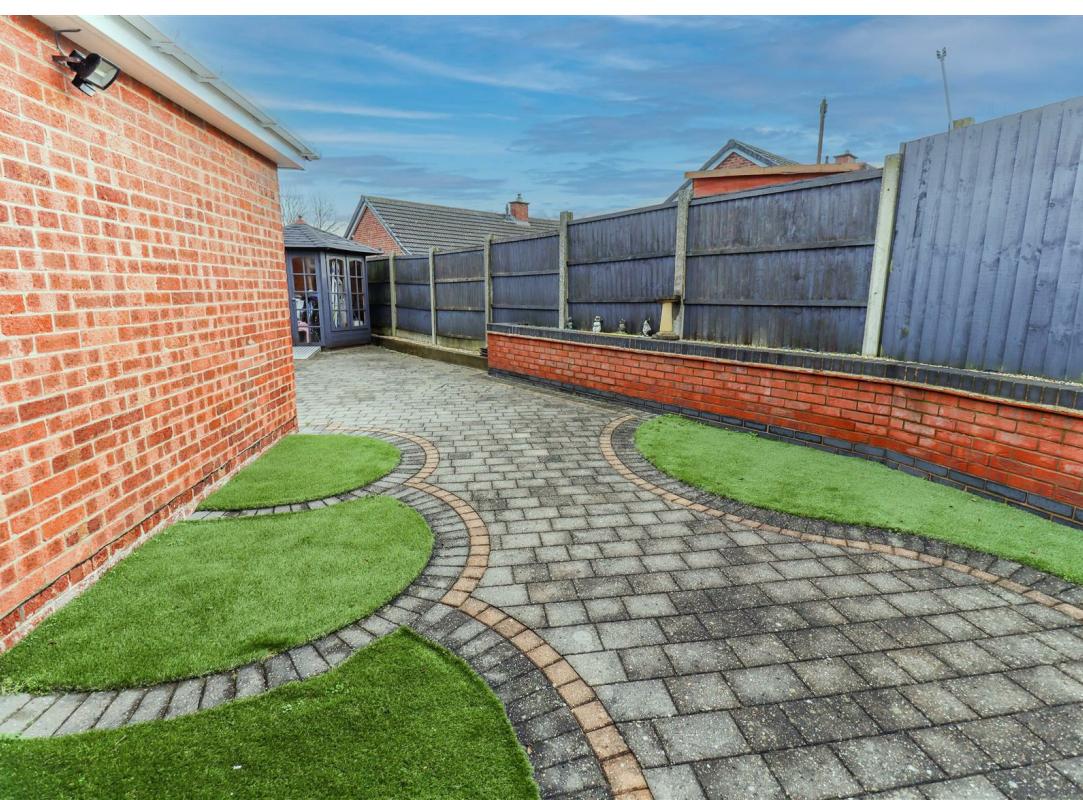
**Bedroom Two**  
10'0" x 9'9" (3.05m x 2.97m)  
Fitted wardrobes, dressing table, radiator, carpet flooring & double glazed window to the rear elevation.

**Shower Room**  
6'4" x 6'1" (1.93m x 1.85m)  
Walk in cubicle with mains feed shower, low flush WC with wash hand basin in vanity unit, fully tiled walls & flooring, radiator & frosted double glazed window to the side elevation.

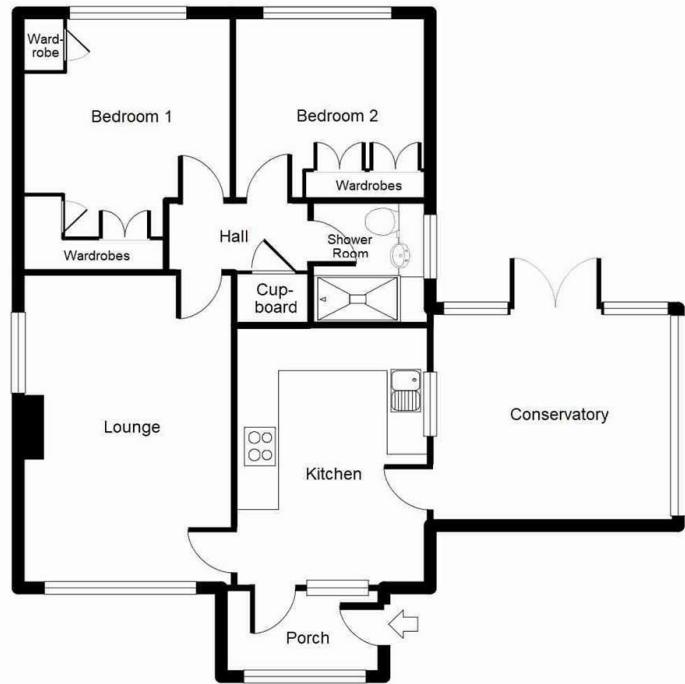
## Outside

**Front Garden**  
Low maintenance front garden, block paved driveway, composite side lockable gates to rear garden, brick wall boundary.

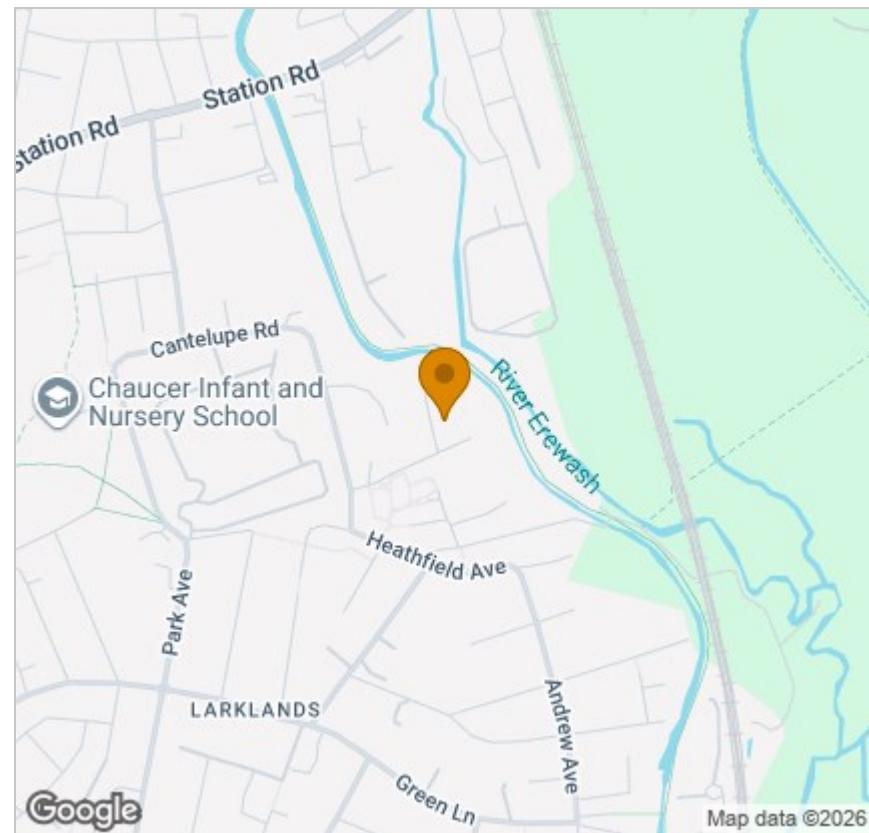
**Rear Garden**  
Block paved rear garden with artificial grass areas, pebble borders, wooden shed & fence boundary.



## Floor Plan



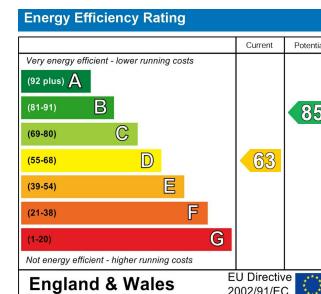
## Area Map



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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