



120 Ilkeston Road  
Hleanor DE75 7BP

£300,000



## 120 Ilkeston Road

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Spacious two bedroom detached bungalow set back from the road & offered with No Upward Chain. The property has an impressive hallway, large lounge/diner, family breakfast kitchen, utility room & family bathroom.

Outside is a generous front garden, driveway for several cars & a double garage with a good size enclosed rear garden.

The property also benefits from fully owned solar panels which offer excellent energy efficiency and reduced energy costs along with a financial income from the Feed-In-Tariff (FIT).

Being situated on Ilkeston Road in Heanor the property is in a prime location for all local amenities. There are excellent road links, public transport, good schools & local shops. The Park Doctors surgery, Ilkeston Road Dental surgery & Heanor Library are within walking distance, as is Heanor Memorial Park & William Gregg Leisure Centre with Shipley Country Park also within easy reach.

We highly recommend an early inspection of this property to fully appreciate the size & the potential this property has to offer.





### **Porch**

**8'8" x 4'10" (2.64m x 1.47m)**

Double glazed porch, door to side, tiled flooring & glazed door into entrance hallway.

### **Entrance Hallway**

Impressive L Shaped entrance hall with doors off, two radiators, cupboard housing meters & consumer unit, loft hatch with loft ladder, carpet flooring.

### **Lounge/Diner**

**27'10" x 12'0" (8.48m x 3.66m)**

Large lounge/diner with fireplace housing gas fire, two double glazed bay windows to the rear, two radiators, doors to hallway & breakfast kitchen, carpet flooring.

### **WC**

**5'0" x 2'10" (1.52m x 0.86m)**

Low flush WC, wash hand basin, tiled flooring & frosted double glazed window.

### **Breakfast Kitchen**

**12'7" x 10'10" (3.84m x 3.30m)**

Range of wall & base units with laminate worktop over, one & half bowl stainless steel sink & drainer with mixer tap, waste disposal, water meter located under sink, tiled surround, electric double oven, gas hob with extractor over, built in breakfast table, door to lounge, radiator, laminate flooring, door to side porch & double glazed window to the front.

### **Utility Room**

**12'3" x 4'6" (3.73m x 1.37m)**

Laminate worktops, space for washing machine, dryer, fridge & freezer, wall mounted Ideal boiler & tiled flooring.



**Side Porch**  
5'3" x 4'7" (1.60m x 1.40m)  
Double glazed porch, door to front & tiled flooring.

**Bedroom One**  
12'11" x 11'11" (3.94m x 3.63m)  
Rear bedroom with fitted wardrobes, drawers, dressing table & bedside tables, double glazed window, radiator & carpet flooring.



**Family Bathroom**  
8'11" x 7'0" (2.72m x 2.13m)  
Four Piece bathroom suite with panelled bath, walk in shower cubicle with mains feed shower, concealed low flush WC, wash hand basin in vanity unit, radiator, extractor fan, fully tiled walls, tiled flooring & frosted double glazed window to the front.



**Bedroom Two**  
10'11" x 10'8" (3.33m x 3.25m)  
Front bedroom with fitted wardrobes & bedside tables, double glazed window, radiator & carpet flooring.



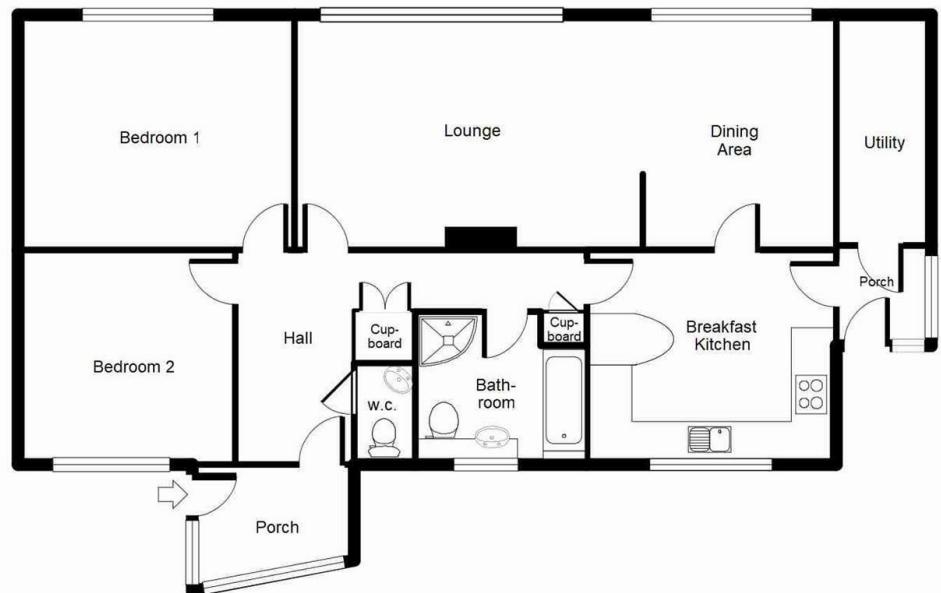
**Front Garden**  
Paved patio area, lawn with borders, steps lead to driveway for several cars & double garage, fence boundary & side gate.

**Double Detached Garage**  
19'4" x 17'10" (5.89m x 5.44m)  
Twin up & over doors, power lighting, window to rear & door to side.

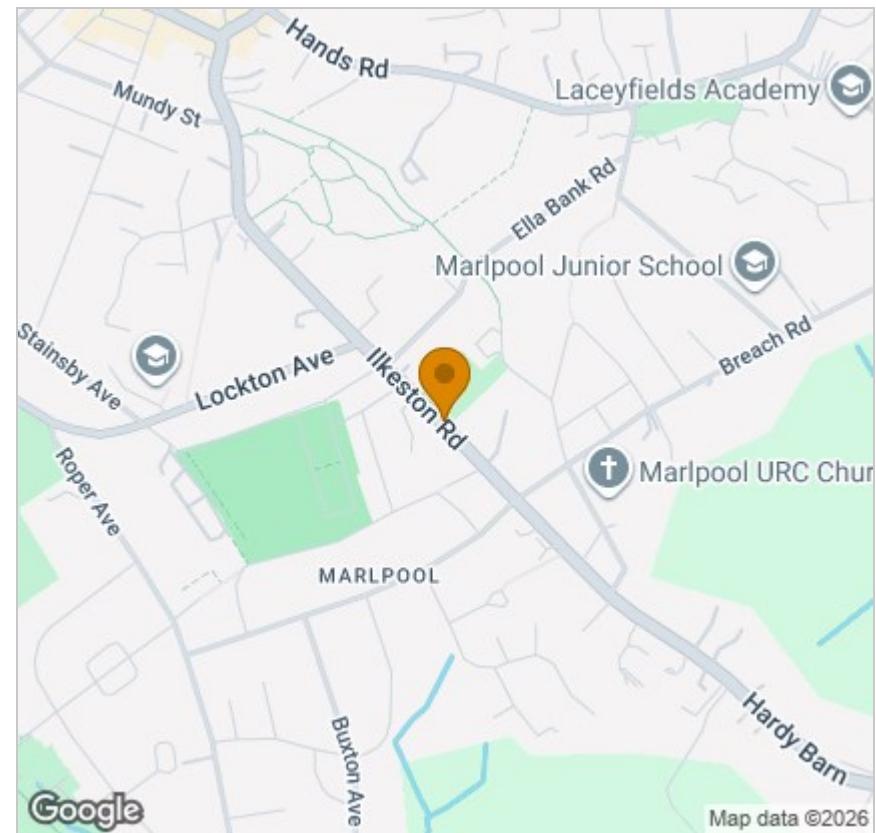
**Rear Garden**  
Lawn with stocked borders, plants & shrubs, side shingle area, patio area, greenhouse, fence boundary & side gate.

**Council Tax**  
Amber Valley D

## Floor Plan



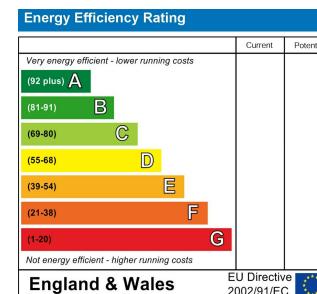
## Area Map



## 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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