

# Fletcher & Company

13 Scholar Close, Ilkeston, DE7 4QT

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£222,500

Freehold

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- A Superbly Appointed Modern Semi Detached House
- Envious Cul De Sac Location Within Easy Reach Of The Town Centre
- Entrance Hall And Cloakroom/WC
- Comprehensively Fitted Modern Dining Kitchen
- Lounge With French Doors Opening To The Garden
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Driveway For Two/Three cars
- Delightful South Facing Enclosed Rear Garden
- Easy Access To Derby, Nottingham, M1 And Rail Network





## Summary

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Located in the charming cul-de-sac of Scholar Close, Ilkeston, this superbly appointed modern semi-detached house offers a delightful blend of comfort and convenience.

The property has an entrance hall with cloakroom/WC off. A well appointed dining kitchen and a lounge with French doors leading to the rear garden. This inviting room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

To the first floor the three well-proportioned bedrooms, make it an ideal home for families or those seeking extra space. Bedroom one with built in wardrobes and two further bedrooms. The bathroom is appointed with a modern three piece suite.

One of the standout features of this property is the delightful enclosed south-facing rear garden, which offers a private outdoor space to enjoy sunny days and tranquil evenings. The garden is perfect for gardening enthusiasts or for children to play safely. A lower patio with timber pergola is a lovely area for al fresco living/entertaining.

Parking is a breeze with space available for up to three vehicles, ensuring that you and your guests will never have to worry about finding a spot.

The enviable location of this home places you within easy reach of Ilkeston Town Centre, where you can enjoy a variety of shops, cafes, and local amenities.

Moreover, the property boasts excellent transport links, providing easy access to Derby, Nottingham, the M1 motorway, and the railway network. This makes it an ideal choice for commuters or those who enjoy exploring the wider region.

In summary, this semi-detached house on Scholar Close is a wonderful opportunity for anyone looking for a modern home in a convenient location. With its spacious layout, lovely garden, and proximity to local amenities and transport links, it is sure to appeal to a wide range of buyers.

# F&C

## The Location

The property is located within a modern cul de sac of similar properties within easy reach of Ilkeston Town Centre and all it's amenities. In addition excellent transport links, providing easy access to Derby, Nottingham, the M1 motorway, and the railway network. This makes it an ideal choice for commuters or those who enjoy exploring the wider region.

## Accommodation

### Ground Floor

#### Entrance Hall

13'8" x 6'7" (4.19 x 2.03)

Having a double glazed composite door with feature leaded glass insert, a wood grain effect luxury laminate floor, a central heating radiator and stairs lead off to the first floor.



#### Cloakroom/WC

5'9" x 3'0" (1.76 x 0.93)

Appointed with a two piece suite comprising a pedestal wash handbasin and a low flush WC with tiling to the splashback areas. There is a continuation of the wood grain effect luxury laminate floor, a central heating radiator and a UPVC double glazed window with frosted glass to the front.

## Dining Kitchen

14'2" x 7'8" (4.33 x 2.36)

Comprehensively fitted with a range of modern cream base cupboards, drawers and eye level units with complementary work surface over incorporating a stainless steel one and a half bowl sink drainer unit with mixer tap. Appliances include an electric oven, a five ring gas hob and an extractor fan with light. There is also an integrated dishwasher. Having plumbing for an automatic washing machine and space for a fridge freezer. Having a central heating radiator, inset spotlighting to the ceiling, underlighting to the units and a wall mounted boiler (serving domestic hot water and central heating system). There is a tile effect luxury vinyl flooring and a UPVC double glazed window to the front.



## Lounge

14'9" x 10'3" (4.51 x 3.13)

With a feature timber clad wall, luxury laminate wood grain effect floor which continues through from the hallway, a central heating radiator and UPVC double glazed French windows provide access to and views over the garden and patio. An understairs cupboard provides excellent storage space.



## First Floor Landing

9'8" x 6'3" (2.95 x 1.91)

A galleried landing with a central heating radiator, a built-in storage cupboard and access is provided to the roof space.



## Bedroom One

11'1" x 8'1" (3.39 x 2.47)

Having feature panelling to the walls, a central heating radiator and a double built-in wardrobe with mirrored fronts and sliding doors providing excellent hanging and storage space. There is a UPVC double glazed window to the front elevation.



### Bedroom Two

11'2" x 7'10" (3.42 x 2.41)

Having a central heating radiator and a UPVC double glazed window overlooking the rear garden.



### Bedroom Three

8'10" x 6'3" (2.71 x 1.91)

With a central heating radiator, a wood grain effect quality laminate floor and a UPVC double glazed window to the front elevation.



## Bathroom

6'6" x 5'5" (2.00 x 1.67)

Appointed with a modern three piece suite comprising a panelled bath with mains fed shower over and glass shower screen, a low flush WC and a pedestal wash handbasin. There is tiling to wall splashback areas and the shower surround, a wall mounted chrome heated towel rail, an extractor fan, inset lighting, an electric shaver point and a UPVC double glazed window with frosted glass.



## Outside

To the front of the property there is a lawn garden with the path providing access to the front door where there is an outside light. A block paved driveway to the side of the house provides off-road parking with several vehicles and leads to a timber fence and gate providing access to the rear garden.

The rear garden has an enclosed surround and enjoys a southerly facing aspect. To the rear there is a paved pathway with wooden garden shed and a low maintenance border with slate chippings. There is a lawned garden and steps then lead down to a lower patio area with timber pergola making an ideal area for alfresco living.



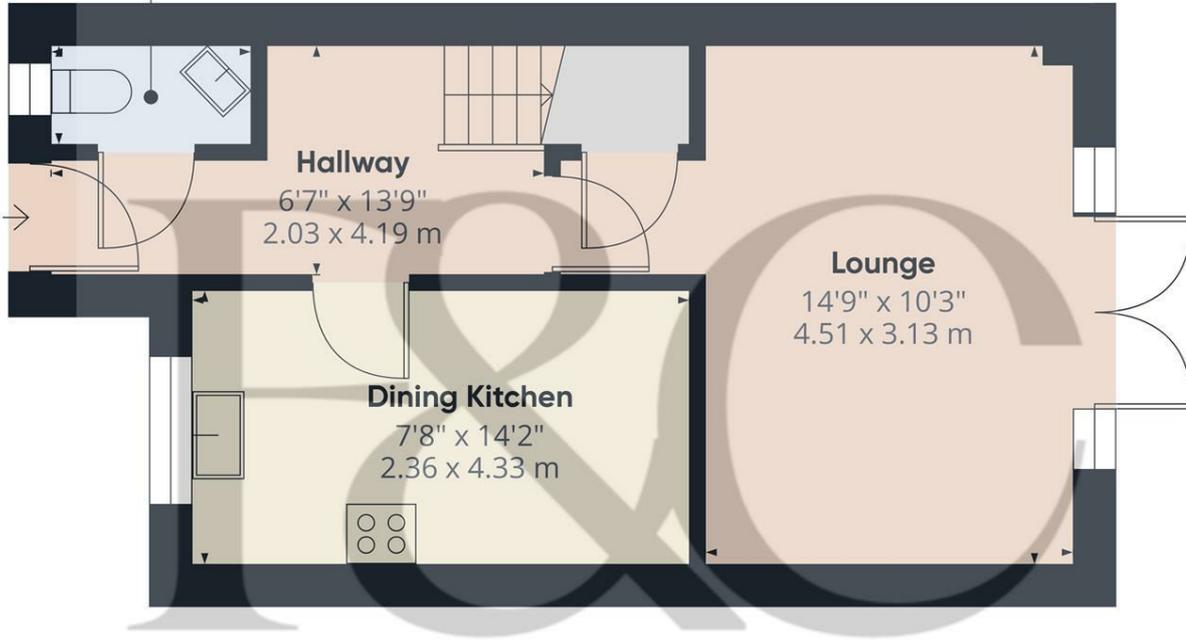
Summer Garden 2025



Council Tax Band C

**Cloakroom/WC**

3'0" x 5'9"  
0.93 x 1.76 m



Floor 0

**Approximate total area<sup>(1)</sup>**

381 ft<sup>2</sup>  
35.4 m<sup>2</sup>

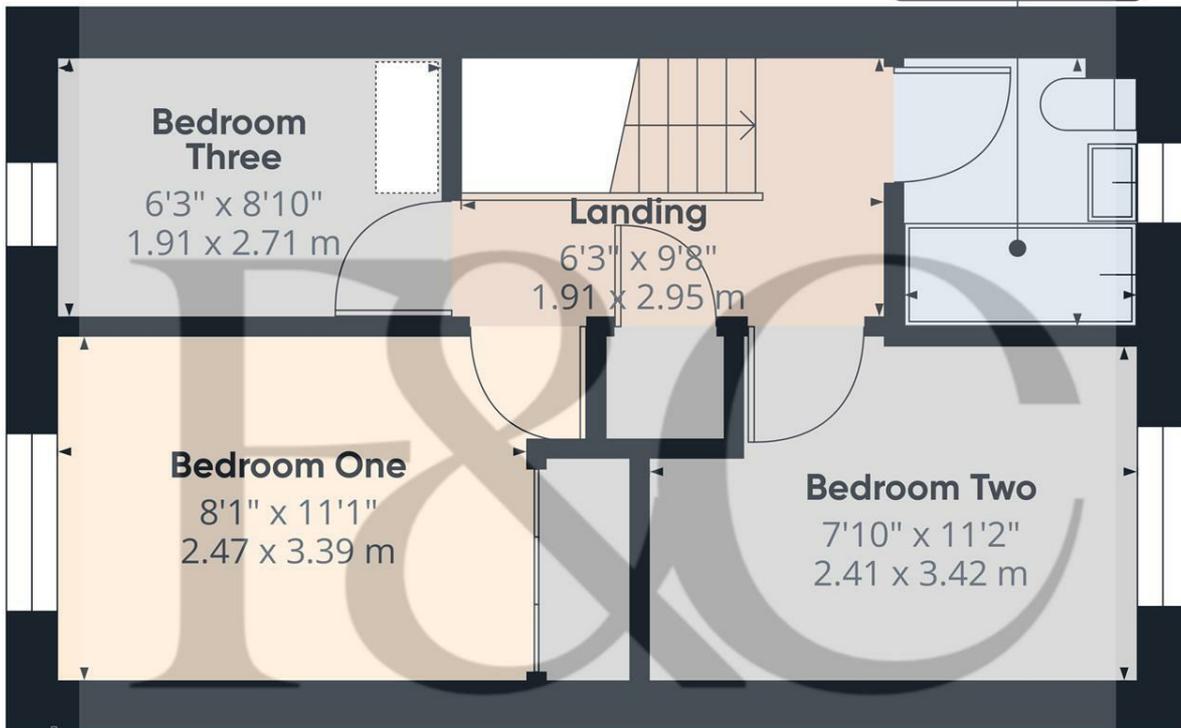
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Bathroom**

6'6" x 5'5"  
2.00 x 1.67 m



Floor 1

**Approximate total area<sup>(1)</sup>**

328 ft<sup>2</sup>  
30.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

13 Scholar Close  
Ilkeston  
DE7 4QT

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	