



4 Manning View
Ilkeston DE7 8HZ
£265,000

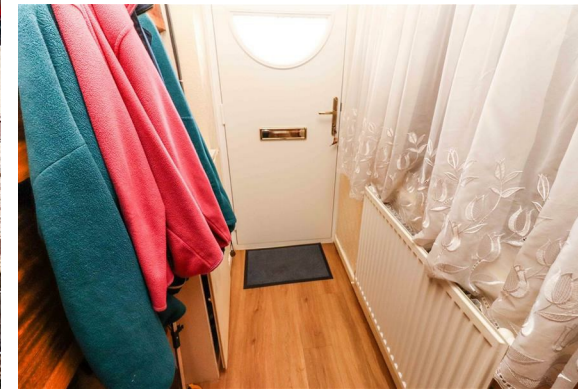
4 Manning View

Ilkeston DE7 8HZ

Extended three double bedroomed detached family home in a convenient residential location with huge amounts of scope and potential. Inside the property is an entrance hallway, downstairs WC, spacious lounge, inner dining hall & fitted kitchen, with three double bedrooms & family shower room upstairs.

Outside is a pleasant rear garden with outbuildings, detached garage & a carport leading to the front of the property which offers plenty of off-road parking.

Located in Ilkeston, a highly desirable market town centrally situated between Nottingham and Derby in the borough of Erewash, this home is within reach of a wide range of facilities. Ilkeston boasts its own railway station, enhancing commuting options, and is conveniently just 15 minutes from junctions 25 and 26 of the M1 motorway. Nottingham City Centre and the Queen's Medical Centre (QMC) are both accessible within 20 minutes, making this residence ideal for commuters and families seeking a vibrant community.





Entrance Hallway

Laminate flooring, meter cupboard with consumer unit, radiator & composite door to the front elevation.

Downstairs WC

3'3" x 2'9" (0.99m x 0.84m)
Low Flush WC

Lounge

16'5" x 13'9" (5.00m x 4.19m)
Feature stone fireplace & hearth with electric fire, wall lights, TV point, door to inner dining hall, radiator, carpet & double glazed bay window to the front elevation.



Inner Dining Hall

11'0" x 8'8" (3.35m x 2.64m)
Stairs to first floor, understairs cupboard, coving to ceiling, radiator, carpet, door to kitchen & double glazed window to the side elevation.



Kitchen

13'10" x 8'0" (4.22m x 2.44m)
Wall, base & drawer units with worktop over, tiled surround, stainless steel sink & double drainer with mixer tap, space for range cooker, space for fridge/freezer, space & plumbed for washing machine, wall mounted Main boiler, vinyl flooring, double glazed window to the rear & composite door to the side.



First Floor Landing

Doors off, loft hatch, storage cupboard, radiator & double glazed window to the side.



Bedroom One

14'4" x 9'10" (4.37m x 3.00m)

Fitted wardrobes with overbed storage, TV point, carpet & double glazed French doors onto a balcony.

Bedroom Two

13'4" x 10'6" (4.06m x 3.20m)

Fitted wardrobes, radiator, carpet & double glazed window to the front elevation.

Bedroom Three

13'11" x 8'0" (4.24m x 2.44m)

Carpet, radiator & double glazed window to the rear elevation.

Shower Room

12'1" x 8'0" (3.68m x 2.44m)

Walk-in shower with glass double doors, mains feed shower & moulded seat, low flush WC, pedestal wash hand basin, radiator, heated towel rail & frosted double glazed window to the side elevation.



Outside

Front Garden

Garden with walled boundary, concrete driveway leading to double wooden doors to carport & garage.

Detached Garage

UPVC double doors, power & lighting with single glazed window to the side.

Rear Garden

Outbuildings for storage, patio, cold water tap, lighting, lawn area, stocked borders, greenhouse & fence boundary.



Floor Plan



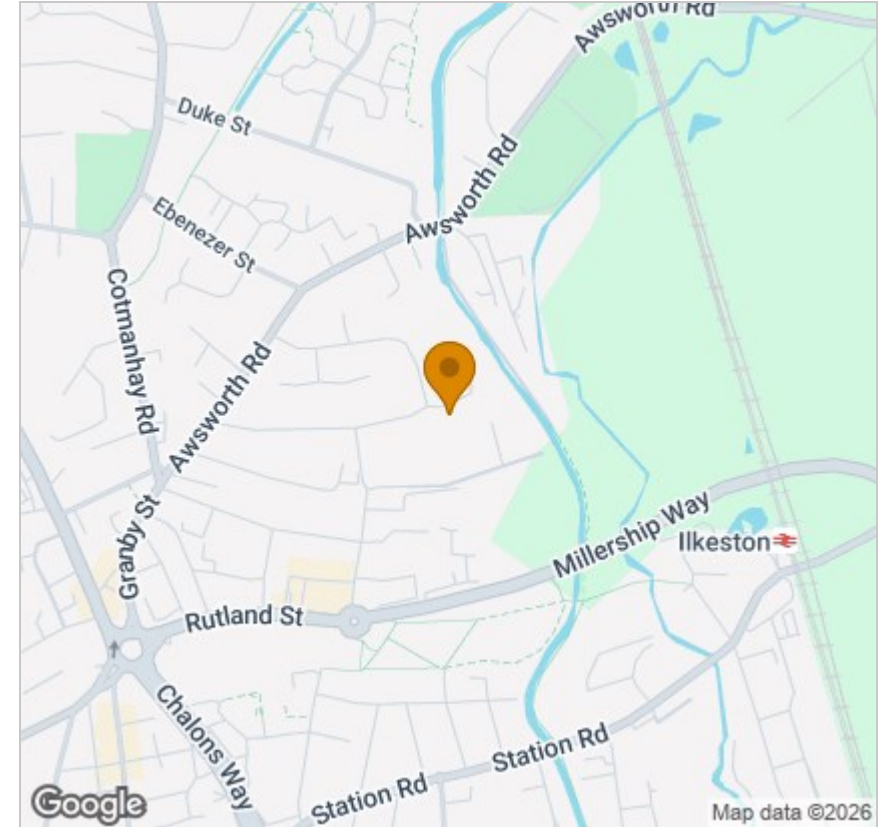
Viewing

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

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Area Map



Energy Efficiency Graph

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