

**CHARLES  
NEWTON & CO**

ESTATE AGENTS & SOLICITORS



**11 Vincent Avenue  
Ilkeston DE7 5DE  
£280,000**

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## 11 Vincent Avenue Ilkeston DE7 5DE

This absolutely stunning three-bedroom semi-detached home is one of the finest examples of its kind we have had the pleasure of bringing to the market.

Beautifully presented throughout and finished to an exceptional standard, the property offers stylish, modern living with a superb extension that creates a truly outstanding family space.

The accommodation briefly comprises an entrance hallway, a comfortable lounge to the front elevation, and without doubt the heart of the home, a breathtaking open-plan living kitchen and dining area. Flooded with natural light and featuring bi-fold doors opening onto the rear garden, this is a fantastic space for both everyday family life and entertaining guests.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, all presented in excellent decorative order.

Outside, the property continues to impress with a driveway providing off-road parking, an attached garage with electric roller door, and a beautifully maintained rear garden. A raised sandstone patio offers the perfect spot for outdoor dining and relaxing in the sunshine, whilst the generous lawn provides plenty of space for children to play, complemented by attractive planted borders.

Quite simply, this is a home that has been lovingly improved and meticulously maintained, offering a wonderful combination of space, style and quality. Properties of this calibre are rarely available, and an internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





### Entrance Hallway

11'8" x 6'2" (3.56m x 1.88m)

Stairs to first floor, doors off, radiator with cover, Karndean flooring & composite door with side panel to front elevation.

### Lounge

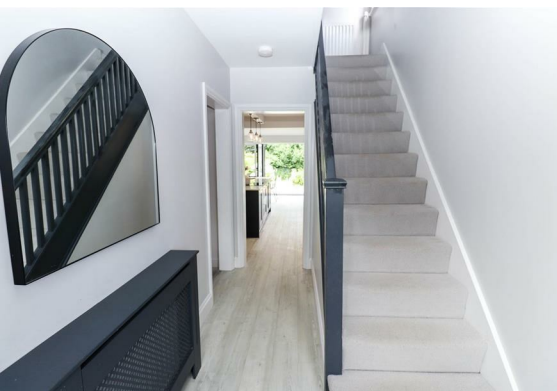
11'10" x 11'7" (3.61m x 3.53m)

Inset feature fireplace, built-in shelving and cupboard housing consumer unit, (re-wired 2019) TV point, radiator, fitted carpet & double glazed window to the front elevation with shutters.

### Living Kitchen

21'7" x 16'11" (6.58m x 5.16m)

A bright, inviting living kitchen featuring a variety of wall, base, & drawer units, with a central island & breakfast bar that serve as a stylish & practical focal point, quartz worktops, inset sink & mixer tap, tiled surround, double electric oven with induction hob, integrated, fridge/freezer, dish washer & washing machine, spot light lighting, TV point, two radiators, Karndean flooring, two Velux sky lights & double glazed bi-folding doors onto the landscaped rear garden, understairs storage cupboard, door to garage.



### First Floor Landing

Doors off, loft hatch, fitted carpet, radiator & double glazed window to the side elevation.

### Bedroom One

11'10" x 10'8" (3.61m x 3.25m)

Fitted wardrobes, fitted carpet, radiator & double glazed window with shutter blinds to the rear elevation.





### Bedroom Two

11'8" x 10'4" (3.56m x 3.15m)

Fitted wardrobes, fitted carpet, radiator & double glazed window with shutter blinds to the front elevation.

### Bedroom Three

7'11" x 7'3" (2.41m x 2.21m)

Fitted carpet, radiator & double glazed window with shutter blinds to the front elevation.



### Bathroom

8'0" x 6'1" (2.44m x 1.85m)

Contemporary modern bathroom bath with mains feed rain forest shower over, low flush WC, wash hand basin in vanity unit, cupboard housing boiler, extractor fan, heated towel rail, fully tiled walls & floor, frosted double glazed window to the side elevation.

### Outside

#### Rear Garden

Bi-fold doors from the living kitchen lead onto the beautiful landscaped garden with paved patio, outdoor lighting, tiered beds with an array of flowers, plants & shrubs, steps lead down to a lawn area with paved pathway, an additional paved patio area at the bottom of garden with plants, shrubs & trees.

#### Frontage

Tarmac driveway for several cars & brick wall boundary.

#### Attached Garage

16'5" x 7'4" (5.00m x 2.24m)

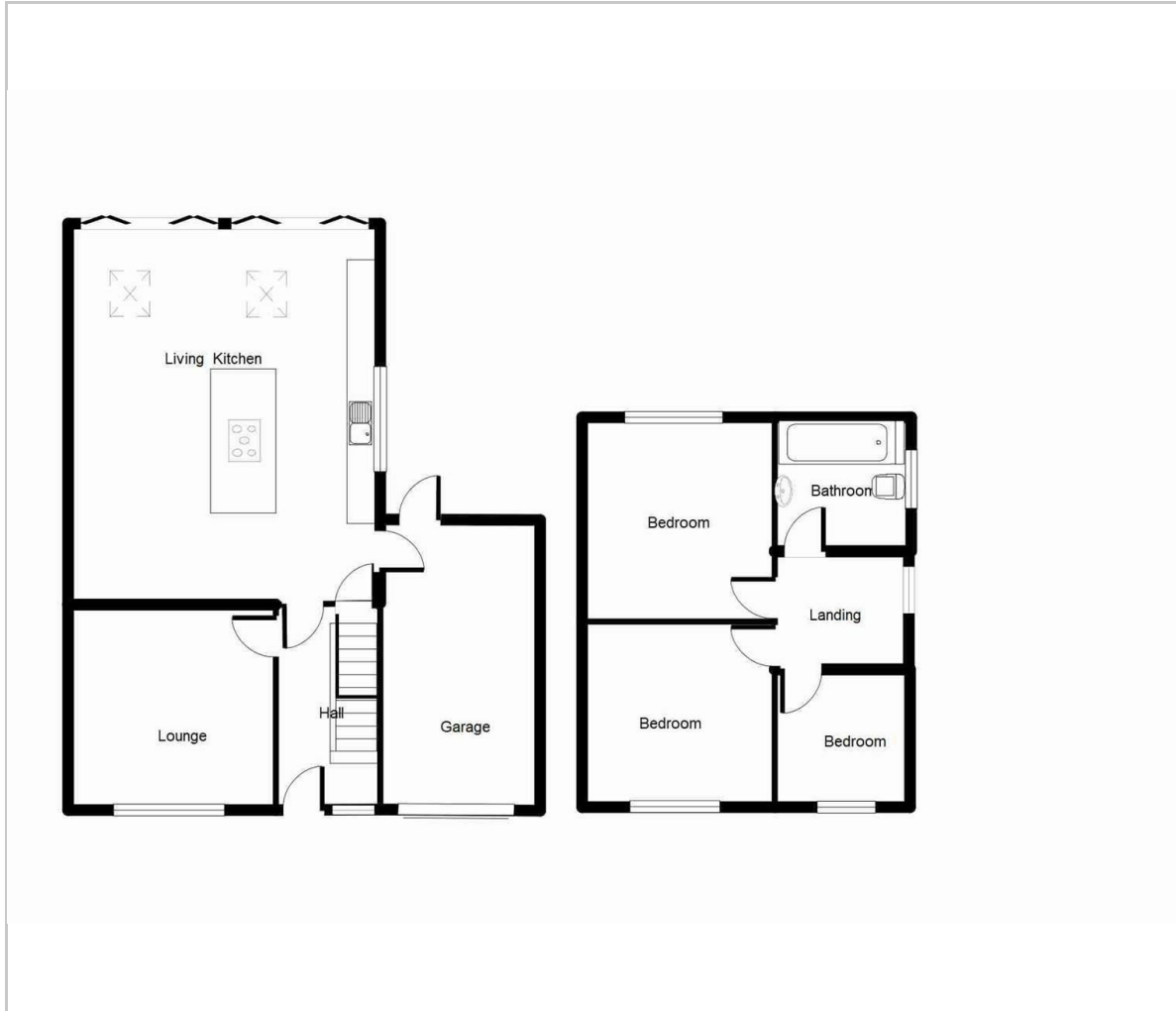
Roller shutter door, power & lighting.







## Floor Plan



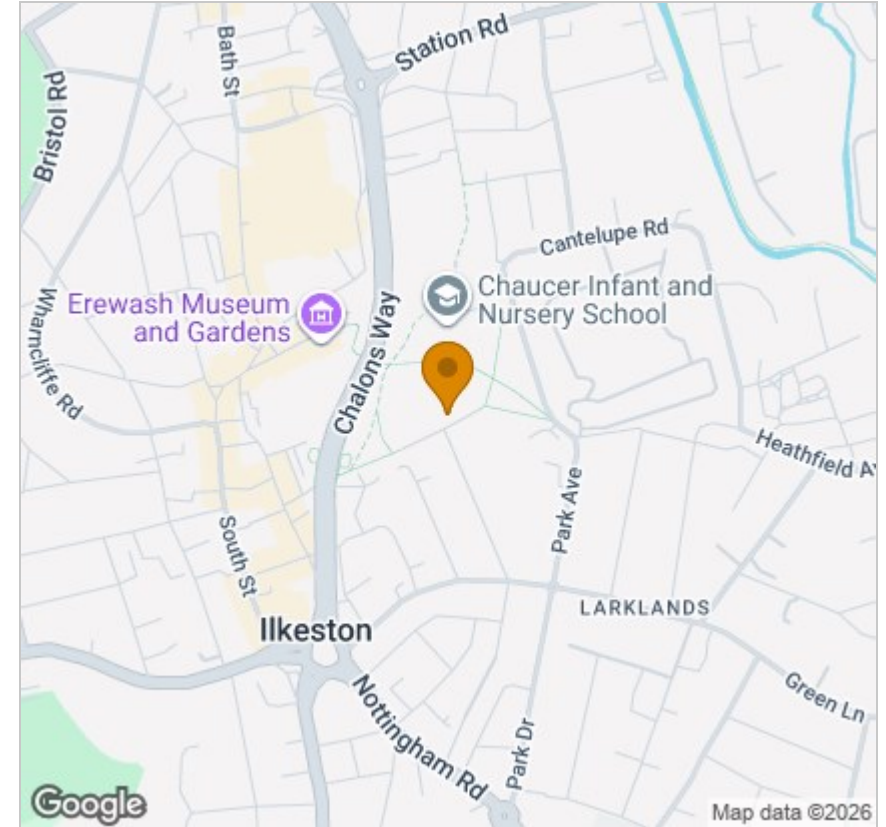
## Viewing

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

