



**Doris Road, Ilkeston, DE7 5DP**

**welcome to**

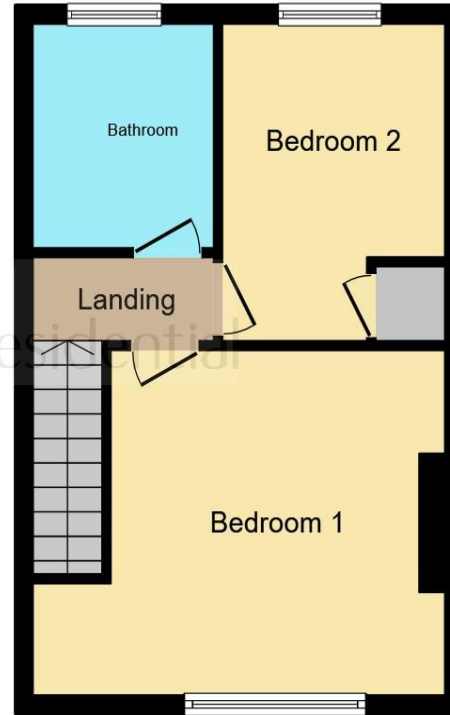
**Doris Road, Ilkeston**

A spacious and well-maintained two-bedroom semi-detached home in Ilkeston, featuring a fitted kitchen, two bathrooms, and a generous garden. Perfect for first-time buyers or small families seeking comfort and convenience near city links.





**Ground Floor**



**First Floor**

**Living Room**

14' 2" Max x 12' 11" Max ( 4.32m Max x 3.94m Max )

**Dining Room**

11' 11" Max x 9' 3" Max ( 3.63m Max x 2.82m Max )

**Kitchen**

5' 7" Max x 14' 8" Max ( 1.70m Max x 4.47m Max )

**Shower Room**

7' 7" Max x 5' 8" Max ( 2.31m Max x 1.73m Max )

**Bedroom One**

12' 7" Max x 15' 6" Max ( 3.84m Max x 4.72m Max )

**Bedroom Two**

11' 11" Max x 8' 4" Max ( 3.63m Max x 2.54m Max )

**Bathroom**

7' 9" Max x 6' 8" Max ( 2.36m Max x 2.03m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Doris Road, Ilkeston

- Spacious two-bedroom semi-detached home. Bright living and dining room with open layout
- Modern fitted kitchen with ample storage. Family bathroom and convenient downstairs shower room
- Large, well-kept garden with lawn, patio, and garden studio with electrics
- Freehold property in excellent condition, move-in ready. Close to Ilkeston town centre and major road links (A50, M1, A38)
- Ideal for small families, first-time buyers, or investors

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Welcome to this spacious two-bedroom semi-detached home in the popular town of Ilkeston. This charming property offers the perfect blend of comfort, practicality, and outdoor space-ideal for first-time buyers, small families, or investors.

Step inside the hallway and you're greeted by a cosy yet open living area that flows seamlessly into the dining room, creating a warm and inviting space for relaxing or entertaining. The well-equipped fitted kitchen offers plenty of storage and worktop space, complemented by a convenient downstairs shower room. Upstairs, you'll find two good-sized bedrooms and a modern family bathroom, providing everything you need for comfortable everyday living.

Outside, the large, well-maintained garden is a true highlight-featuring a lawn, patio area, and garden studio, perfect for family gatherings or summer evenings.

Located close to Ilkeston town centre, this property benefits from excellent local amenities, schools, and transport links, with easy access to the A50, M1, and A38. A fantastic home ready to move straight into.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121112 - 0007

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