



Gresley Road, Ilkeston DE7 5LX

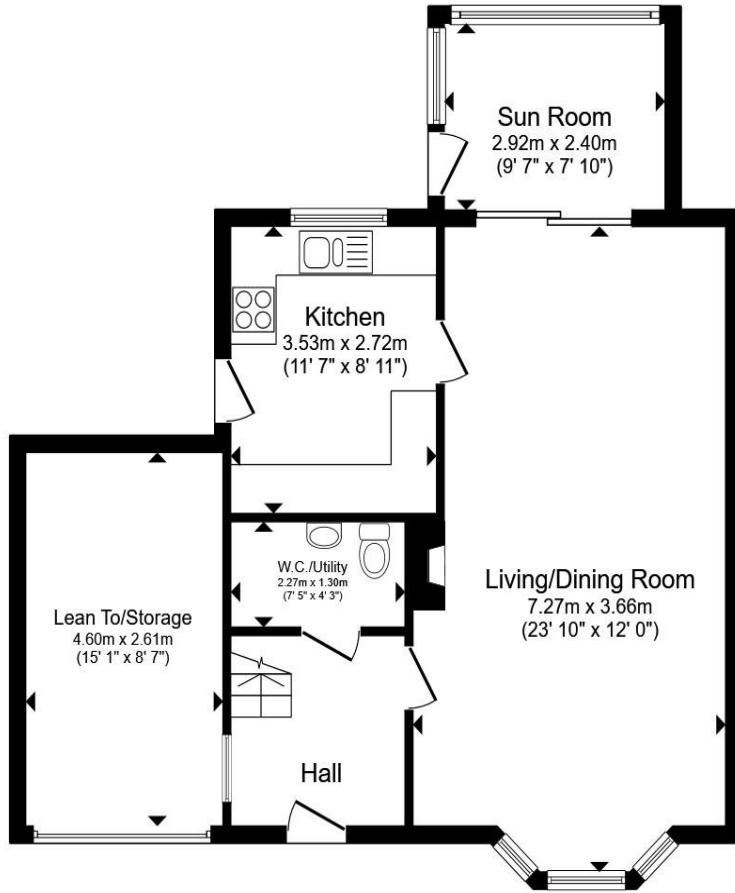
welcome to

Gresley Road, Ilkeston

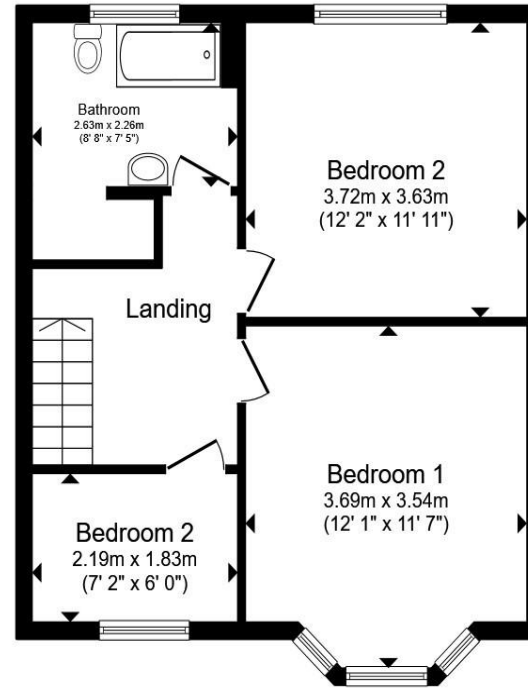
****LEGAL FEES PAID**** T&Cs apply

A beautifully presented 3-bedroom detached home in Ilkeston, offering a cosy living diner, modern kitchen, sunroom, spacious bedrooms and a lovely garden. Stylish décor throughout and ready to move into.





Ground Floor



First Floor

Living Dining Room

23' 10" MAX x 12' MAX (7.26m MAX x 3.66m MAX)

Kitchen

11' 7" MAX x 8' 11" MAX (3.53m MAX x 2.72m MAX)

Storage

15' 1" MAX x 8' 7" MAX (4.60m MAX x 2.62m MAX)

Sun Room

9' 7" MAX x 7' 10" MAX (2.92m MAX x 2.39m MAX)

Bedroom 1

12' 1" MAX x 11' 7" MAX (3.68m MAX x 3.53m MAX)

Bedroom 2

12' 2" MAX x 11' 11" MAX (3.71m MAX x 3.63m MAX)

Bedroom 3

7' 2" MAX x 6' MAX (2.18m MAX x 1.83m MAX)

Bathroom

8' 8" MAX x 7' 5" MAX (2.64m MAX x 2.26m MAX)

Total floor area 118.2 m² (1,272 sq.ft.) approx

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.propertybox.io



welcome to

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- ****LEGAL FEES PAID****T&Cs apply
- Beautifully presented 3-bedroom detached home
- Modern kitchen with integrated appliances and utility room
- Downstairs WC and bright sunroom
- Three generous bedrooms with fitted wardrobe and fully boarded Attic

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£268,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121618](https://www.bagshawsresidential.co.uk/Property/DBY121618)



Property Ref:
DBY121618 - 0007

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This beautifully decorated 3-bedroom detached home in Ilkeston offers a warm, modern and welcoming feel from the moment you step inside. The inviting hallway leads into a cosy yet spacious living diner, complete with soft carpeting and a charming fireplace—ideal for relaxing evenings or family gatherings. The well-equipped new kitchen features integrated appliances, a utility room and a convenient downstairs WC, flowing through to a bright sunroom that opens onto the garden. Upstairs, you'll find three generously sized bedrooms, including fitted wardrobes, along with a sleek, modern family bathroom with a shower. In addition the light and airy Attic space is fully boarded allowing extra storage, with a Velux window and fold down stairs for easy access. Outside, the property boasts a good-sized garden with a lawn and side decking, perfect for outdoor dining or children's play. Fully functional solar panels are included in this sale.

Located in the popular town of Ilkeston, the home benefits from easy access to bustling local shops, the city centre and major road links including the A50, M1 and A38. With its stylish décor, spacious layout and move-in-ready condition, this property is ideal for small families, first-time buyers or investors seeking a quality home in a convenient location.

The property is being sold through our clients Part Exchange/Assisted Move Scheme. Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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