



Kingsway
Ilkeston, Derbyshire DE7 4DG

£195,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



A surprisingly spacious three bedroom semi detached house with two bathroom facilities. This property will make a fantastic first home.

Features of this property include off-street parking at the front and a larger than expected rear garden which is tiered but offers ease of maintenance. Situated on this attractive tree-lined avenue, this residential suburb is conveniently placed for local amenities, the town centre of Ilkeston and good transport links leading to the nearby cities of Nottingham and Derby. The M1 motorway is only a 10 minute drive away. Centrally heated from a combination boiler and double glazed throughout.

The accommodation comprises a welcoming side entrance hall, living room to the front, dining room to the rear which leads through to a large breakfast kitchen, and a ground floor bathroom beyond. To the first floor, the landing provides access to three bedrooms and a shower room/WC.

An internal viewing is recommended.



ENTRANCE HALL

A generous and welcoming entrance hall with uPVC double glazed side entrance door, radiator, stairs to the first floor. Doors to living room and dining room.

LIVING ROOM

13'5" x 11'5" (4.1 x 3.5)

Feature chimney breast, radiator, double glazed bay window to the front.

DINING ROOM

12'1" x 11'5" (3.7 x 3.5)

Radiator, double glazed window to the rear. Door to kitchen.

KITCHEN

19'0" x 6'10" (5.8 x 2.1)

A large space, great for those who enjoy cooking. Range of fitted wall, base and drawer units with work surfacing and inset one and half bowl stainless steel sink unit with single drainer. Range-style cooker with five ring gas hob and double ovens, extractor hood over. Plumbing for washing machine and dishwasher, space for American-style fridge/freezer. Cupboard housing the gas combination boiler (for central heating and hot water). Ladder-style heated towel rail, double glazed windows to the side, vaulted ceiling with Velux double glazed roof window, double glazed door to the rear. Door to bathroom.

BATHROOM

7'2" x 5'2" (2.2 x 1.6)

Three piece suite comprising wash hand basin with vanity unit, low flush WC and panel bath with twin rose thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

FIRST FLOOR LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

11'9" x 11'9" (3.6 x 3.6)

Radiator, double glazed window to the front.

BEDROOM TWO

9'10" x 8'6" (3 x 2.6)

Radiator, double glazed window to the rear.

BEDROOM THREE

8'10" x 6'10" (2.7 x 2.1)

Radiator, double glazed window to the rear.

SHOWER ROOM

Modern three piece suite comprising wash hand basin and vanity unit, low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail, double glazed window.

OUTSIDE

To the front, the property is set back from the road with an open forecourt providing off-street parking for one vehicle. There is a pathway at the side of the property leading to the front entrance door and gate leading to the rear garden. The rear garden is expansive with a patio area beyond the rear elevation with steps leading to the main garden which is gently tiered with sections laid to artificial lawn, gravel beds with inset shrubs. A pathway continues along one side of the garden to the foot of the plot where there is a further gravel area with two garden sheds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.