

Haddon Street  
Ilkeston, Derbyshire DE7 8LD

A TWO BEDROOM DETACHED  
BUNGALOW.

**Offers Over £180,000 Freehold**



If you are looking for single storey living and want a property in a ready to move into condition, this two bedroom detached bungalow could be ideal.

Modernised in recent times to a high standard, this property comes to the market with NO CHAIN and has features including gas fired central heating served from a modern combination boiler, uPVC double glazed windows throughout, a brand new fully fitted kitchen and shower room/WC, as well as a new roof.

Benefitting from off-street parking, a driveway runs along side of the property to a detached brick built garage and the rear garden has been landscaped with ease of maintenance in mind. Situated on this no-through street in this popular and convenient residential location, the property is within walking distance of the useful local convenience store and regular bus service to Ilkeston town centre.

This property is ideal for those looking to downsize, as well as as first time buyers looking for a detached property.

Viewing is highly recommended.



## BREAKFAST KITCHEN

18'6" × 8'5" (5.65 × 2.58)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Appliance space, door to inner hallway and door to living room. Double glazed window to the side, composite front entrance door with double glazed opaque side windows.

## LIVING ROOM

18'0" × 10'0" (5.5 × 3.06)

Radiator, double glazed window to the front. Door to inner hallway.

## INNER HALLWAY

Doors to bedrooms and shower room. Loft access via a ladder to a majority boarded loft with double glazed gable window to the rear elevation.

## BEDROOM ONE

13'1" × 9'10" (4 × 3.02)

Fitted wardrobes and a cupboard housing gas combination boiler (for central heating and hot water). Double glazed windows and French doors opening to the rear garden.

## BEDROOM TWO

8'7" × 8'4" (2.64 × 2.55)

Radiator, double glazed window to the rear.

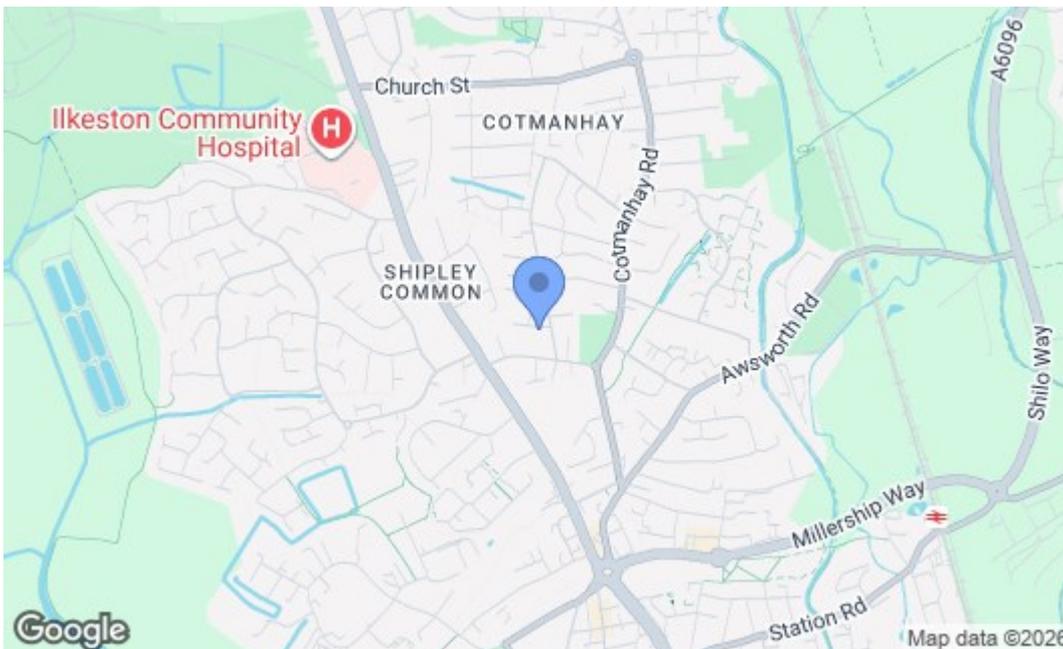
## SHOWER ROOM

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with an electric shower. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a partially walled-in forecourt where there is off-street parking for up to two vehicles. A driveway runs along side the property to a detached brick built garage. The rear garden is fenced and enclosed, landscaped with ease of maintenance in mind with a patio and gravelled bedding.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.