

Home 2 Sell

Quality Service For Less



4 Chalons Close

Ilkeston, DE7 5PX

Offers Around £165,000



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Entrance Porch

The property is entered via a PVCu, wood grain effect flooring, useful storage cupboard and ceiling light.

Lounge

13'10" x 8'9" extending 11'7" (4.22m x 2.67m extending 3.55m)

Having two central heating radiators, wood grain effect flooring, PVCu double glazed bow window to the front elevation, ceiling light, feature wall panelling and a gas coal effect living flame fire set on a marble effect hearth with matching back drop and painted surround.

Kitchen/Diner

11'6" x 8'2" (3.53m x 2.51m)

Having a modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Space for a cooker, space and plumbing for an automatic washing machine and space for a fridge freezer. Complimentary splash back tiling, feature wall panelling, PVCu door to the rear garden aspect, PVCu double glazed window to the rear elevation, ceiling light and ceramic tiled flooring.

To the first floor landing

Having access to the loft void and ceiling light.

Bedroom One

8'3" x 11'5" (2.53m x 3.50m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Useful over stairs storage cupboard and a further cupboard/wardrobe with hanging space and housing

the Ideal gas combination boiler which services the domestic hot water and central heating system.

Bedroom Two

10'9" x 6'0" reducing 5'2" (3.28m x 1.83m reducing 1.60m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom

Having a recently fitted three piece suite comprising of a close couple WC, vanity hand wash basin with marble top and a bath with panelled side and shower screen having a thermostatically controlled shower with rain head and hand held attachment. Edwardian style heated towel radiator, complimentary wall tiling, PVCu double glazed opaque window to the rear elevation, vinyl flooring and recessed ceiling lighting.

Outside

The property is set back from the road behind a lawn fore garden with adjacent driveway providing ample off road parking.

To the rear a delightful enclosed garden having a patio immediately to the rear with lawn, tiered garden and further patio terrace. Timber garden shed.

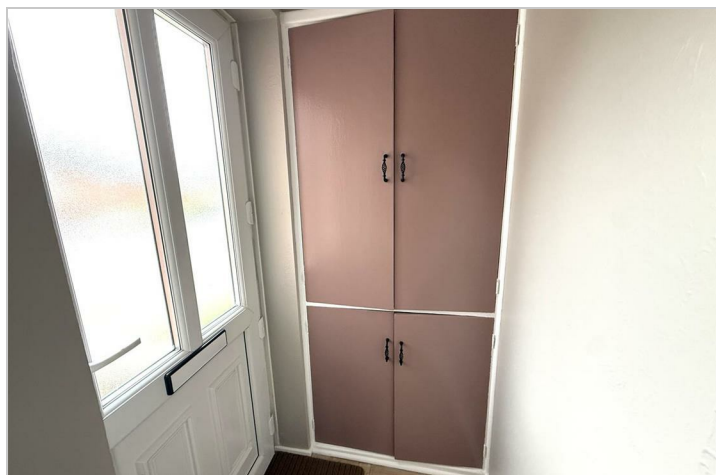
Area

Ilkeston offers a wealth of local amenities and offers great transport links to Derby and Nottingham city centres.

Directional Note

From the Tesco Island take the first exit onto Chalons Way. At the next roundabout take the first exit onto Station Road. Continue to the mini roundabout and take the right turn onto Alvenor

Street. Then take the first right onto Chaucer Street then Chalons Close is the first right where the property can be found by our distinctive Home2sell For sale board.



Road Map



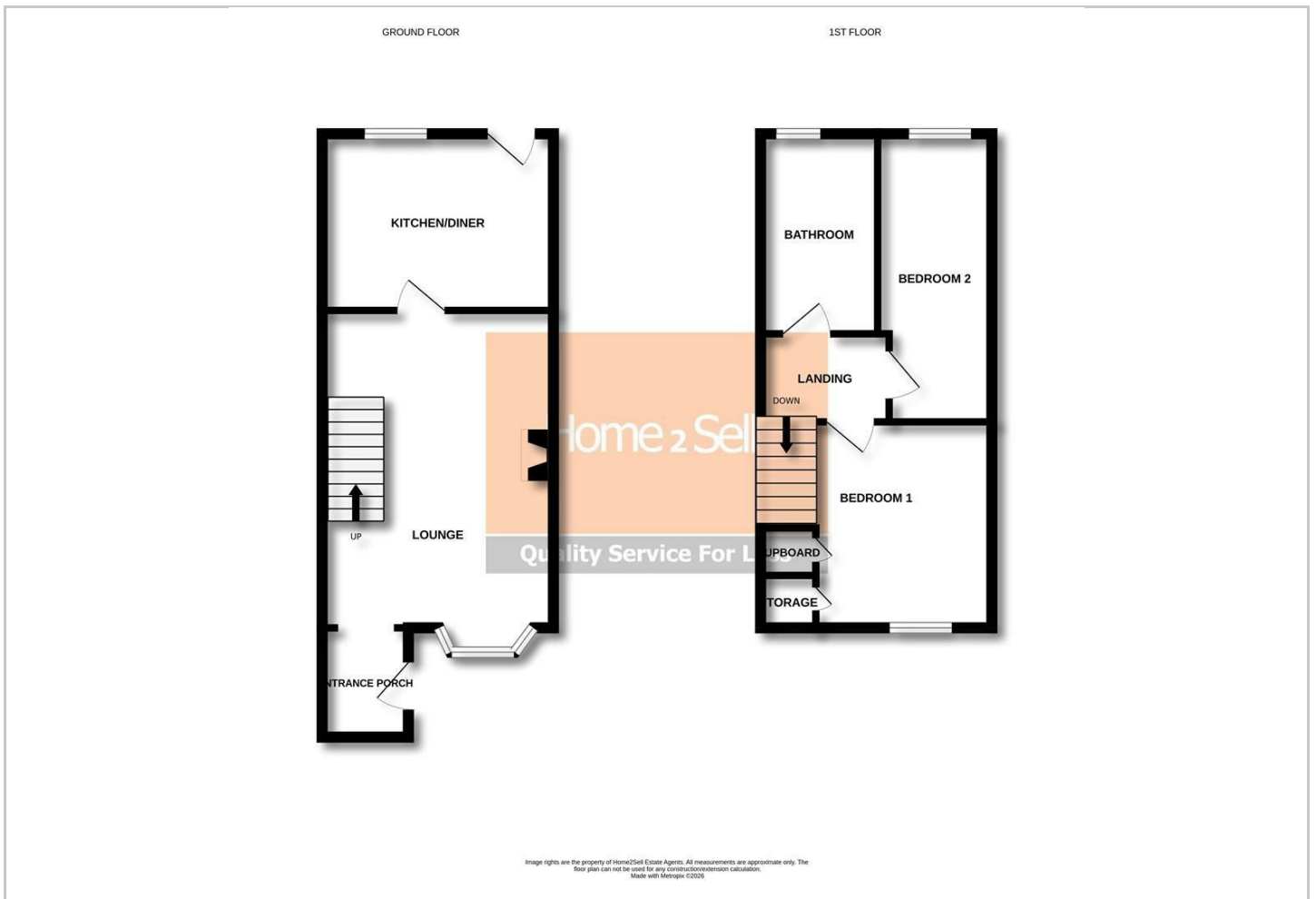
Hybrid Map



Terrain Map



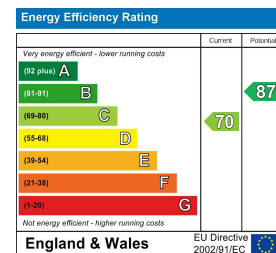
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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