



28 Gresley Road  
Ilkeston DE7 5LX

**£260,000**

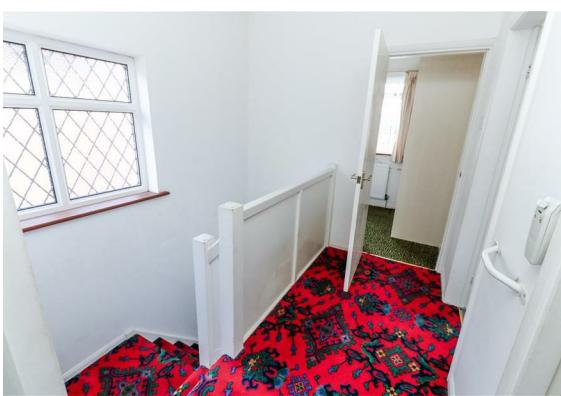


## 28 Gresley Road

Ilkeston DE7 5LX

Three Bedroom Detached family home with driveway. Inside the property is an entrance hallway, lounge/diner & fitted kitchen. Upstairs are three good size bedrooms & a family bathroom. Outside to the front is a garden a driveway leads to the rear of the property & an enclosed rear garden

Located in Ilkeston, a highly desirable market town centrally situated between Nottingham and Derby in the borough of Erewash, this home is within reach of a wide range of facilities. Ilkeston boasts its own railway station, enhancing commuting options, and is conveniently just 15 minutes from junctions 25 and 26 of the M1 motorway. Nottingham City Centre and the Queen's Medical Centre (QMC) are both accessible within 20 minutes, making this residence ideal for commuters and families seeking a vibrant community. Offered to the market with no upward chain.





#### Entrance Hall

Stairs to the first floor with under the stair's storage cupboard with gas meter, radiator, doors leading to kitchen and lounge, double glazed front door double glazed leaded window to the side.

#### Lounge/Diner

23'9" x 12'0" (7.24m x 3.66m)

With gas fire on marble hearth (not working) brass canopy over, four radiators, lead effect double glazed rear door, lead effect double glazed bay window to the front elevation.

#### Kitchen

11'0" x 9'4" (3.35m x 2.84m)

Fitted with a range of base cupboards, drawers and matching wall units, glass display cabinet, laminated work surfaces with tile surround, stainless steel sink and drainer with mixer tap, oven and grill, gas hob with extractor over, space for freestanding fridge freezer, space and plumbing for washing machine, under stairs storage cupboard housing the Ideal wall mounted boiler, lead effect double glazed side door.

#### First Floor Landing

Loft hatch, doors off and lead effect double glazed window to the side.

#### Bedroom One

12'6" x 11'11" (3.81m x 3.63m)

Fitted cupboards and drawers with matching dressing table, radiator, lead effect double glazed window to rear.

#### Bedroom Two

13'4" x 12'0" (4.06m x 3.66m)

With marble hearth and feature electric log fire, with brass canopy over, radiator, lead effect double glazed bay window to the front.

#### Bedroom Three

7'0" 6'2" (2.13m 1.88m)

Range of fitted wardrobes and over bed storage, radiator, lead double glazed window to the front.

#### Bathroom

7'5" x 7'5" (2.26m x 2.26m)

Walk in shower, panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls & floor, frosted lead effect window to the rear.

#### Outside

#### Front Garden

To the front of the property there is a walled frontage with gravel and planted areas and wrought iron gates which give access to a driveway.

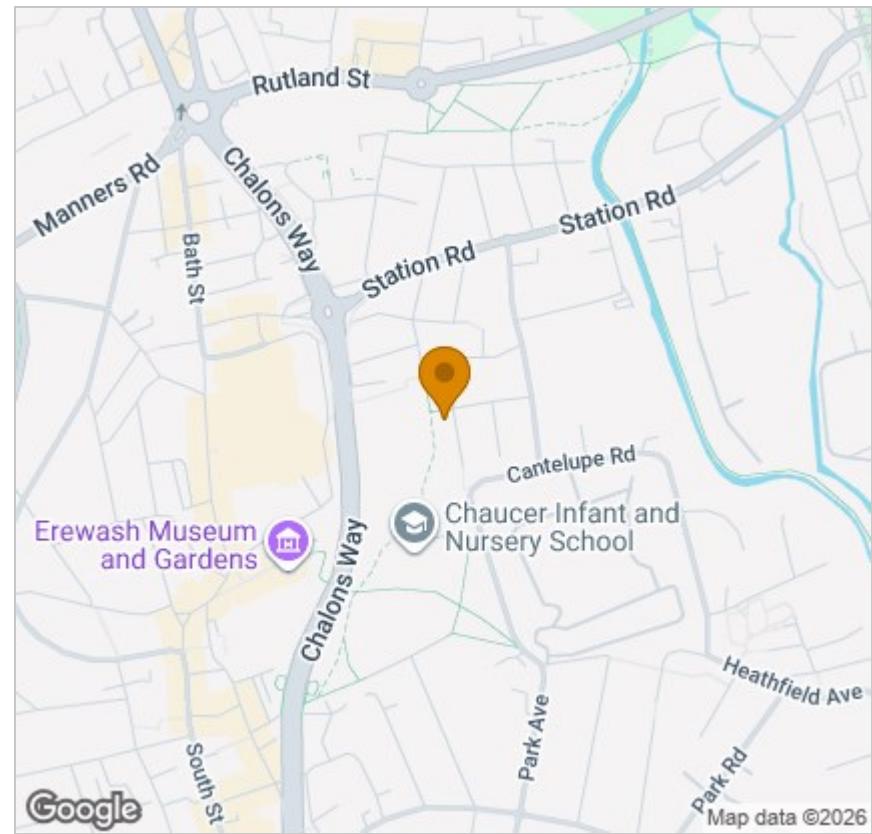
#### Rear Garden

There is a detached garage in the rear garden, (needing some attention) lawn areas, shrubs and bushes with fence boundary.

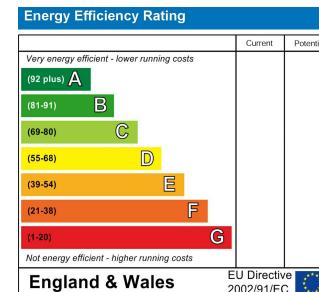
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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