

HoldenCopley

PREPARE TO BE MOVED

Bassett Close, Ilkeston, Derbyshire DE7 9LS

Offers Over £375,000

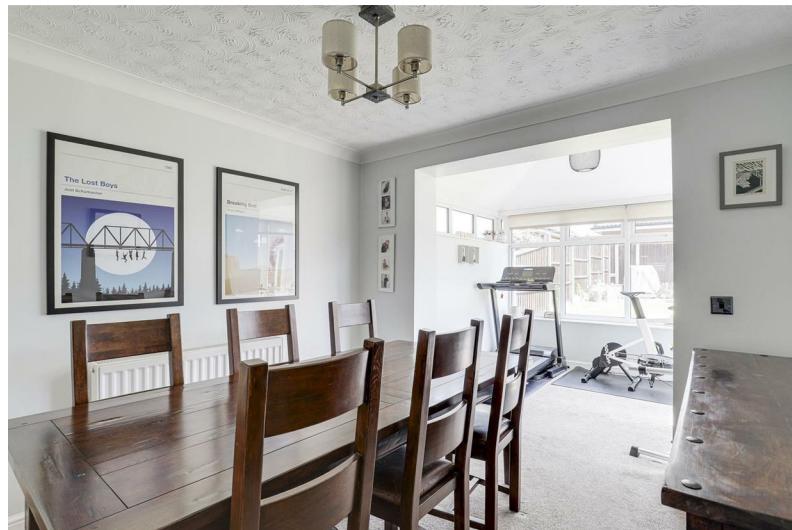
Bassett Close, Ilkeston, Derbyshire DE7 9LS



SPACIOUS FAMILY HOME...

Situated in a residential area of the popular and convenient location of Ilkeston, with excellent access to local amenities and transport links, this charming four bedroom detached family home offers a well-balanced layout ideal for family living. Internally, the ground floor of the property offers fantastic open-access living space throughout - the entrance hall leads into the spacious living room with a cosy fireplace and access to the dining room, then through to the bright and airy conservatory with double French doors leading out to the rear garden. The modern fitted kitchen with neutral gloss cupboards & integrated appliances is the perfect hub for family cooking, and benefits from access to the matching utility room with side access, and a handy ground floor W/C. Upstairs, the first floor is home to the master bedroom with fitted wardrobes and a spacious en-suite, a second double bedroom with fitted storage, a third double bedroom, and a fourth single bedroom, serviced by a modern four-piece bathroom suite. Externally, the front of the property offers a driveway providing off-street parking, gated access to the rear, and access to the garage which offers ample storage space. Meanwhile the rear garden is the perfect place to enjoy the warmer months, with two paved patio seating areas, a well-maintained lawn, and a shed for extra outdoor storage. Effortlessly combining modern living with a warm, inviting atmosphere, this is the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a property you won't want to miss.

MUST BE VIEWED





- Detached Family Home
- Four Well-Proportioned Bedrooms
- Living Room With Bay Fronted Window & Fireplace
- Open Access Dining Room & Conservatory
- Sleek & Spacious Fitted Kitchen
- Utility & Ground Floor W/C
- Four Piece Bathroom & En-Suite
- Off-Street Parking & Garage
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'5" x 6'5" (3.81m x 1.97m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, understairs storage, coving to the ceiling, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

17'2" x 11'6" (5.24m x 3.52m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, two radiators, coving to the ceiling, a UPVC double-glazed rectangular bay window to the front elevation, and open access to the dining room.

Dining Room

9'9" x 9'5" (2.99m x 2.89m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and open access to the conservatory.

Conservatory

10'3" x 8'7" (3.13m x 2.63m)

The conservatory has carpeted flooring, UPVC double-glazed obscure windows to the side elevation, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Kitchen

11'8" x 10'4" (3.57m x 3.15m)

The kitchen has a range of fitted gloss base and wall units with stone-effect worktops and splashback, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated electric hob with an extractor fan, an integrated double oven, an integrated dishwasher, an integrated wine fridge, an integrated fridge freezer, tiled flooring, a vertical radiator, and a UPVC double-glazed window to the rear elevation.

Utility Room

5'11" x 4'8" (1.82m x 1.43m)

The utility room has fitted gloss base and wall units with stone-effect worktops, an undermount composite sink with a swan neck tap, space and plumbing for a washing machine, tiled flooring, a radiator,

W/C

4'9" x 4'1" (1.45m x 1.25m)

This space has a low level flush W/C, a wall-mounted wash basin with a swan neck mixer tap and tiled splashback, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

11'9" x 10'1" (3.60m x 3.35m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'10" x 12'3" (3.92m x 3.74m)

The main bedroom has carpeted flooring, a radiator, fitted gloss wardrobes, two UPVC double-glazed windows to the front elevation, and access to the en-suite.

En-Suite

9'6" x 7'9" (2.92m x 2.37m)

The en-suite has a low level flush W/C, a vanity-style wash basin with a mixer tap, a walk-in shower with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a vertical radiator, an extractor fan, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'4" x 9'11" (3.77m x 3.03m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'10" x 8'9" (2.70m x 2.67m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

8'3" x 7'6" (2.52m x 2.31m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'2" x 7'5" (2.51m x 2.27m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and handheld shower, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, and access to the garage.

Garage

16'2" x 8'2" (4.94m x 2.51m)

The garage has an electric door and ample storage space.

Rear

To the rear of the property is a private enclosed garden with two paved patio seating areas, a lawn, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & Limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

The property tenure is freehold.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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