



£250,000

Mill Acre Close, Ilkeston DE7 9JQ

| 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- 3 / 4 Double Bedrooms.
- Master with En-Suite Shower Room
- Local Amenities & Great Transport Links
- Landscaped Rear Garden
- Versatile And Flexible Accommodation
- Popular cul-de-sac Location
- Viewing Is Highly Recommended
- Council Tax Band C



## Property Description

A modern 3/4 bedroom property, located within popular residential area positioned in this quiet no-through road cul de sac location within close proximity of amenities.

## Main Particulars

Derbyshire Properties are pleased to present this modern 3/4 double-bedroom property, having had the garage converted into a useful additional bedroom/reception room and located in a quiet no-through road cul de sac location within close proximity of shopping facilities, amenities, schooling, open countryside and nearby transport links.

The property briefly comprises of; entrance hall, cloakroom/WC, converted garage (now bedroom four), living room, dining room, kitchen, and utility. To the first floor landing provides access to 3 double bedrooms, family bathroom, and an ensuite to the master bedroom. Externally the property boasts a front and side low maintenance garden and three parking spaces. The beautifully landscaped low-maintenance garden also offers high degrees of privacy and provides useful outside entertaining space. Situated in the sought-after location of Shipley View, Ilkeston, and within walking distance of the Nutbrook Trail and Shipley Country Park. This family home lies close to the town centre, schools, local bus routes and fantastic links to the A610 and M1. The property itself offers a spacious and versatile layout which has been lovingly presented, an internal viewing is essential.

### Ground Floor

#### Entrance Hall

With composite door leading in from the front elevation, double glazed obscured window to the side elevation, wall mounted radiator and internal oak doors provide access to the ground floor bedroom (converted garage), WC and living room

#### Cloakroom/WC

Low level WC, corner mounted wash handbasin with splashback, ceiling mounted extractor fan and wall mounted radiator.

#### Ground Floor Bedroom (Converted Garage)

5.45m x 2.41m (17' 11" x 7' 11") This spacious room benefits from a warm mounted radiator and double glaze window to the front elevation. The vendors son is currently using this space and it makes an ideal teenage or granny annex.

#### Living Room

5.14m x 2.62m (16' 10" x 8' 7") Double glazed window to the front elevation, stairs to first floor landing with stairs alcove, wall mounted radiator, decorative coving and TV point. The feature focal point of the room is a warm mounted electric fire with decorative wooden surround, marble effect backdrop and raised hearth.

#### Dining Room

2.85m x 2.64m (9' 4" x 8' 8") With double glazed bay window to the rear elevation, wall mounted double radiator and tiled floor covering. Archway leads to -

## Kitchen

4.03m x 1.77m (13' 3" x 5' 10") Comprising of range of base mounted matching units with rolltop worksurface incorporating a one and a half V sink draining unit with mixer taps. Integrated dishwasher, oven, flooring gas hob and stainless steel extract canopy. Double glazed window to the rear elevation and door opening leading to.

## Utility Area

With the continuation of the wall and base mounted units from the kitchen, a secondary stainless steel sink drain unit with mixer taps, undercounter space and plumbing for washing machine, wall mounted gas combination boiler (which was fitted in 2020 and has 6 years left on the warranty), space for fridge freezer and door leading out onto the rear garden.

## First Floor

### Landing

Accessed via the living room with ceiling mounted loft access point and wall mounted radiator.

### Bedroom One

3.67m x 2.96m (12' 0" x 9' 9") Double glaze bay window to front elevation, wall mounted radiator, wood panelling to walls and fitted wardrobes.  
Internal oak door lead to:-

### En Suite

Consisting of a three-piece white suite containing WC, pedestal wash handbasin and shower enclosure with mains fed shower and attachment over. Extractor fan to ceiling, tiled floor covering, chrome heater tower rail and double glazed obscured window.

### Bedroom Two

3.35m x 2.25m (11' 0" x 7' 5") With double glazed window to the rear elevation, wall mounted radiator and space for furniture

### Bedroom Three

3.33m x 2.35m (10' 11" x 7' 9") Double glazed window to the rear elevation and wall mounted radiator.

## Bathroom

2.03m x 1.75m (6' 8" x 5' 9") Comprising of a three piece suite comprising of WC, pedestal wash handbasin and panelled bath with mains fed shower and attachment over and complementary glass shower screen. Tiled walls, double glaze obscured window, wall mounted chrome heater towel rail and ceiling mounted extractor fan.

## External

### Outside

The property offers a low maintenance front garden which has gravelled and lawn areas. A turning driveway provides parking for 2 to 3 vehicles and a side access gate leads to the rear garden.

The rear garden has been professionally landscaped for maintenance and offers a full width entertaining decking terrace. A raised lawn with attractive paving

surrounding all enclosed by timber fence boundaries. Outside shed, lighting and tap can also be found. A side garden space with ample storage, with metal shed in situ.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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