



£190,000

New Lawn Road, Ilkeston DE7 5HE

Town House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Gated Off Road Parking
- Enclosed Rear Garden
- Accommodation Over Three Floors
- Modern Three Bedroom Property
- Close To Local Amenities and Major Road Links
- Viewing highly recommended
- Council Tax Band B
- GUIDE PRICE £190,000 - £210,000

## Property Description

GUIDE PRICE £190,000 - £210,000 Derbyshire Properties are pleased to present for sale this well presented modern three bedroom property, offering accommodation over three floors, located in popular residential area within walking distance of local amenities.

## Main Particulars

GUIDE PRICE £190,000 - £210,000

Derbyshire Properties are pleased to present for sale this well presented modern three bedroom property, offering accommodation over three floors.

The property briefly comprises of :- entrance hallway, cloakroom/WC, kitchen, spacious lounge/dining room. To the first floor a landing provides access to two double bedrooms and family bathroom, with the master bedroom suite being located on the second floor.

The rear garden is low maintenance and is enclosed by timber fence boundaries and two parking spaces are located to the rear of the property.

Located in a vibrant community and within a short walk of Ilkeston Town Centre with excellent public transport links to both Nottingham and Derby. Nearby schools and local amenities are in walking distance and beautiful Victoria park.

We believe the property would ideally suit first time buyers, young professionals and small families and an immediate inspection should be undertaken.

Ground Floor

Entrance Hall

Entered via composite door from the front elevation, window to the side elevation, attractive modern staircase with glass balustrade leads to the first floor landing, wood floor covering and internal doors accessing the kitchen, lounge and cloakroom/WC.

Cloakroom/WC

Located under the stairs and comprising of a low-level WC, corner mounted vanity unit, part wall tiling, wall mounted radiator, double glazed obscured window and wall mounted extractor fan.

Kitchen

13' 0" x 7' 7" (3.96m x 2.31m)

Comprising of a range of wall and base mounted shaker style units with roll top worksurface incorporating a single stainless steel sink drain unit with mixer taps and tiled splashback. Undercounter space and plumbing for washing machine, integrated electric oven, full ring gas hob with stainless steel extractor canopy and integrated fridge/freezer. Breakfast bar area with seating for two chairs, wood floor covering, additional breakfast bar, wall mounted radiator and double glazed window to front elevation.

Lounge/Dining Room

13' 11" x 11' 8" (4.24m x 3.56m)

Located to the rear of the property with the continuation of the wood floor covering from the entrance hallway, wall mounted radiator, TV point and double glazed window and French doors to the rear elevation.

#### First Floor

##### Landing

Accessed via the main entrance hall with double glazed window to the side elevation. The continuation of the glass banister staircase, wall mounted radiator, window to the front and side elevations and internal doors leading to two bedrooms and family bathroom.

##### Bedroom Two

12' 8" x 7' 7" (3.86m x 2.31m)

With double glazed window to the front elevation and wall mounted radiator.

##### Bedroom Three

12' 3" x 7' 6" (3.73m x 2.29m)

With double glazed window to the rear elevation and wall mounted radiator.

##### Bathroom

8' 6" x 6' 1" (2.59m x 1.85m)

This beautiful bathroom suite comprises of a WC, vanity unit and tiled fronted bath with separate walk-in wet room shower with ceiling mounted rainfall head shower attachment. Fully tiled walls and floor, double glazed obscured window, wall mounted extractor fan and spotlights to ceiling.

#### Second Floor

##### Landing

Access from the first floor landing and with the continuation of the modern glass balustrade with internal door accessing the master bedroom.

##### Bedroom One

13' 1" x 8' 7" (3.99m x 2.62m)

With Velux windows to the front and rear elevations, wall mounted radiator and range of fitted wardrobes provide useful storage and hanging space.

#### EXTERNAL

##### Outside

To the rear of the property is a low maintenance garden with timber fence boundaries and Astroturf covering. Directly behind this via a gate or two parking spaces.

##### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



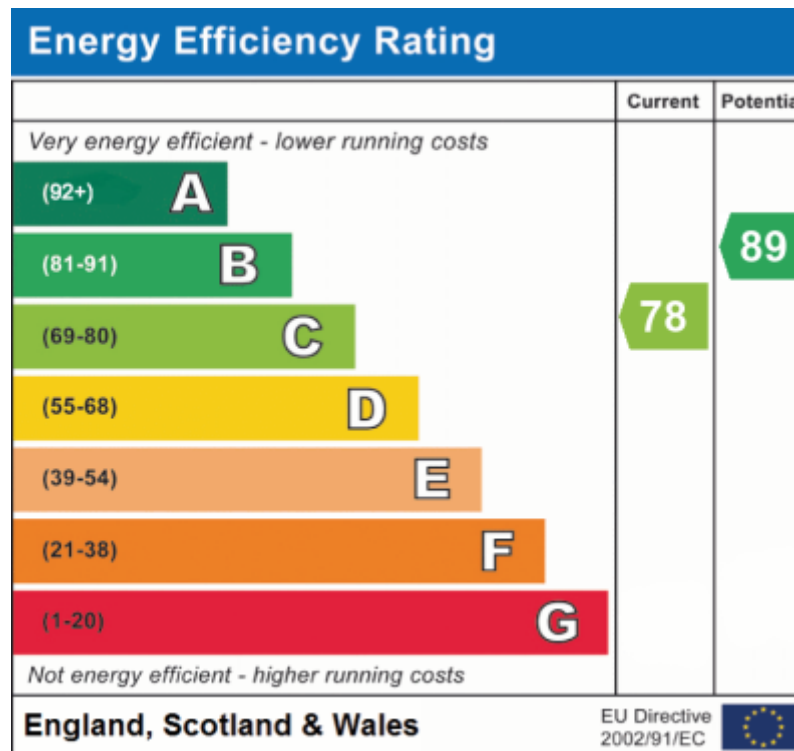




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





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