



£190,000

New Lawn Road, Ilkeston DE7 5HE

Town House | 3 Bedrooms | 1 Bathroom

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Step Inside

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

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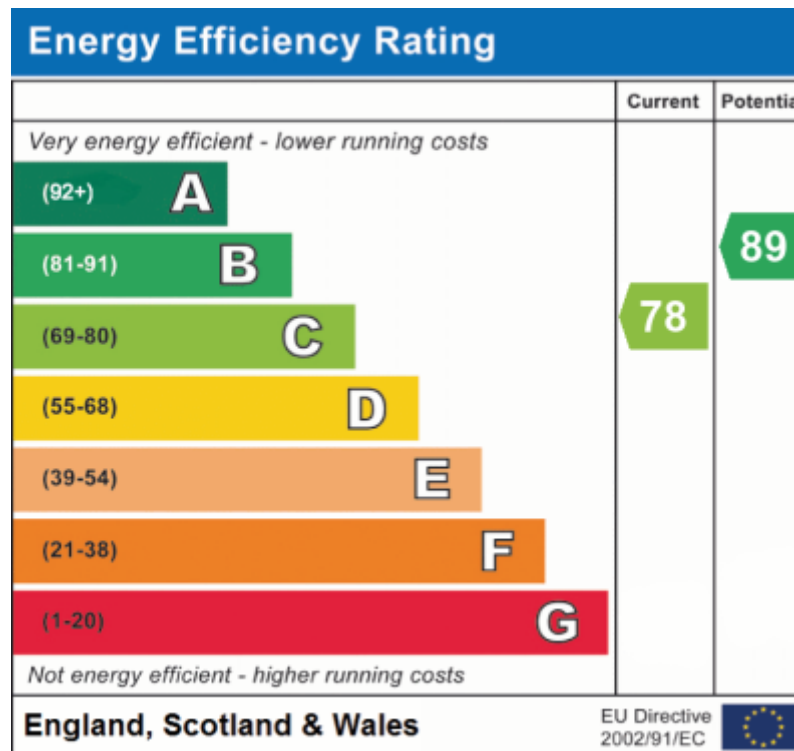
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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