



£250,000

Heanor Road, Ilkeston DE7 6DX

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Family Home
- 3 Bedroom, 1 Reception Room
- Beautiful Location With Far Reaching Views
- Landscaped Front And Rear Gardens
- Modern Kitchen/Diner
- Entrance Hall & Upstairs Bathroom
- Useful Road Links
- Ideal Family Purchase
- Viewing Advised
- COUNCIL TAX BAND A

## Property Description

An excellent opportunity to acquire this spacious three-bedroom semi-detached property, enjoying superb far-reaching views.

## Main Particulars

Derbyshire Properties are delighted to present this well-proportioned and beautifully maintained three-bedroom semi-detached home, boasting stunning far-reaching views. Conveniently located between the village of Smalley and the town of Heanor, the property is well placed for excellent local schooling and amenities. The accommodation briefly comprises: entrance porch, entrance hallway, spacious living room, and a modern kitchen/dining room. To the first floor, a landing provides access to three bedrooms and a contemporary family bathroom. Externally, the property features a landscaped front garden, set below the main road to create a natural sound barrier. To the rear, a beautifully private and low-maintenance garden offers gravelled areas and mature screening to the boundaries. A superb timber outbuilding is ideally positioned to enjoy uninterrupted countryside views. This property is expected to appeal to both families and first-time buyers alike, and an early internal inspection is highly recommended to avoid disappointment.

### Entrance Hall

Entered via a composite door from the entrance porch into a light and airy hallway with staircase rising to the first floor and a useful under-stairs storage alcove. The hallway benefits from a double glazed window to the side elevation, wall mounted radiator, and ceiling spotlights.

### Living Room

Featuring a large double glazed bay window to the front elevation, wall mounted radiator and TV point. The focal point of the room is the chimney recess with an inset portable electric fire complete with remote control.

### Kitchen/Diner

Kitchen Area – fitted with a range of wall and base mounted units complemented by a modern flat-edged work surface incorporating a one and a half bowl sink and drainer unit with mixer tap. There is under-counter space and plumbing for an automatic washing machine, space for a fridge/freezer and a bespoke freestanding stainless steel gas range with extractor hood over. Additional features include under-cupboard lighting, tiled flooring, ceiling spotlights and a double glazed window.

Dining Area – continuing with the tiled flooring from the kitchen, having a wall mounted radiator, double glazed UPVC French doors opening onto the rear garden and a further window to the side elevation. A useful utility cupboard is also located between the kitchen and entrance hall.

### First Floor

#### Landing

Accessed from the main entrance hallway, with a double glazed window to the side elevation, ceiling mounted loft access point and inset spotlighting.

#### Bedroom 1

With double glazed window to the rear elevation enjoying beautiful elevated views across rolling countryside. Wall mounted radiator and range of fitted wardrobes that provide useful storage and hanging space.

### Bedroom 2

With double glazed window to the front elevation, wall mounted radiator and space for wardrobes.

### Bedroom 3

Double glazed window to the front elevation, wall mounted radiator and useful storage cupboard located over stairwell.

### Bathroom

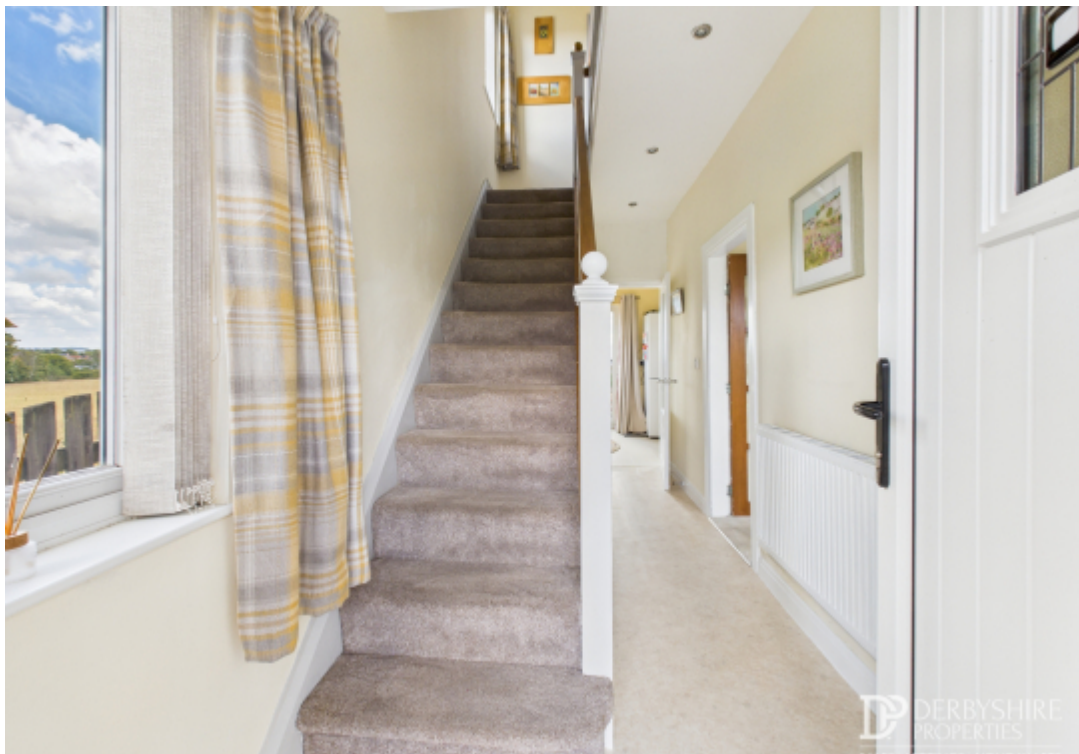
Comprising a modern three-piece white suite to include an encased WC with side cabinet drawers, and a vanity unit with inset sink. A wood-panelled bath with centrally mounted hot and cold taps is complemented by a wall-mounted electric shower with attachment and glass screen. Additional features include a double glazed obscured window to the rear elevation, tiled floor covering, wall-mounted chrome heated towel rail and ceiling-mounted extractor fan.

### Outside

The property enjoys both front and rear gardens, attractively landscaped for ease of maintenance. The front garden, set down from the road, features a gravelled planting area, paved pathway, and well-tended flowerbeds. A paved side pathway with timber gate provides access to the rear garden.

The rear garden takes full advantage of the elevated position, offering stunning countryside views from a variety of vantage points and seating areas. Immediately outside the kitchen are two raised decking areas with steps leading down to a low-maintenance gravel garden bordered by neatly stocked flowerbeds. At the far end of the garden is a further decked terrace, perfect for outdoor entertaining, positioned alongside a timber summerhouse complete with light and power. The garden is fully enclosed by timber fencing and benefits from outside lighting and a water tap.

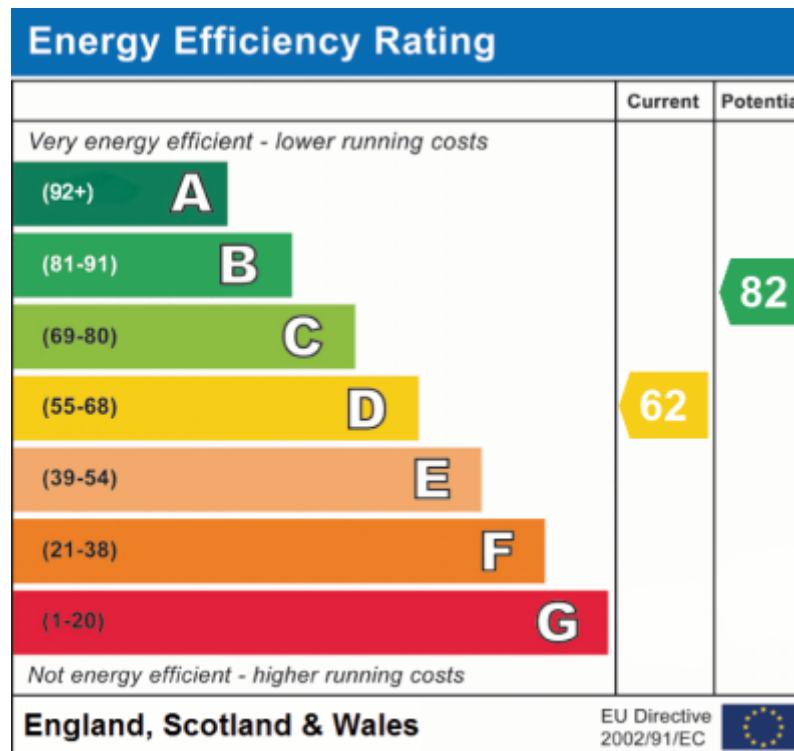






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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