



£250,000

Longfield Lane, Ilkeston DE7 4DD

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Extended Semi Detached Family Home
- Large Plot
- 3 Double Bedrooms
- Ground Floor Bathroom & Separate WC To The First Floor
- Conservatory To Rear
- Driveway And Space For Garage
- Well Presented Throughout
- Viewing Advised
- Council Tax Band B

Property Description

New to the market is this superb semi-detached family home, offering a wealth of versatile living accommodation and occupying a generous plot.

Main Particulars

Derbyshire Properties are delighted to offer this spacious and extended semi-detached family home, perfect for modern family living. The ground floor accommodation comprises an entrance porch, hallway, bathroom, dining room, living room, conservatory/garden room, and a fitted kitchen.

Upstairs, the landing provides access to three well-proportioned bedrooms and a separate WC.

Externally, the property sits on a generous plot with a lawned front garden and a side driveway offering off-road parking for two to three vehicles. The rear garden provides additional parking and potential space for a garage, alongside a large lawn and patio area, all enclosed by mature hedgerows for privacy.

Ideal for families, this property is highly recommended for internal viewing to fully appreciate the space and layout on offer.

Entrance Porch

Constructed from UPVC with an external door to the front elevation and an additional original internal door leading into the main entrance hallway.

Entrance Hall

Featuring a solid wood floor covering, wall-mounted radiator and staircase rising to the first-floor landing with useful under-stairs storage.

Ground Floor Bathroom

Comprising a modern three-piece white suite including WC, vanity wash hand basin and panelled bath with mains-fed shower and glass shower screen. Fully tiled walls and floor, heated towel rail, extractor fan, recessed spotlights and double-glazed obscured window.

Dining/Sitting Room

With double-glazed bay window to the front elevation and wall-mounted radiator. The focal point of the room is a gas fire with tiled surround and raised hearth.

Living Room

Featuring a wall-mounted double radiator, decorative wall lighting, window to the rear elevation and TV point. Double-glazed French doors provide access to the conservatory.

Conservatory

With wood floor covering, wall-mounted radiator, door to the rear garden and internal door leading through to the kitchen.

Kitchen

Fitted with a range of wall and base units with roll-top work surfaces incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated gas hob with extractor hood over, integrated double oven, space and plumbing for washing machine, space for an American-style fridge freezer, wood floor covering and radiator.

First Floor

Landing

Accessed via the entrance hallway with double-glazed window to the front elevation and internal doors leading to all bedrooms and WC.

Bedroom 1

With double-glazed window to the front elevation enjoying elevated views, wall-mounted radiator, TV point and bespoke fitted wardrobes providing hanging and storage space.

Bedroom 2

With double-glazed window to the rear elevation, wall-mounted radiator, TV point and fitted wardrobe.

Bedroom 3

With double-glazed window to the rear elevation, wall-mounted radiator and TV point.

WC

Fitted with a low-level WC and ceiling-mounted extractor fan.

Outside

To the front elevation is a lawned garden with stocked flowerbeds and borders, screened by mature hedgerow boundaries. To the side elevation is a tarmac driveway providing off-road parking for two to three vehicles, with gated access leading to the rear garden.

The generous rear garden offers a paved patio area, a large lawn with space for a garage, and a timber garden shed, all enclosed by mature hedgerow boundaries that provide a high degree of privacy.

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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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