



**DERBYSHIRE**  
**PROPERTIES**  
SALES | LETTINGS | HOLIDAY LETS

£329,950

Meadow Drive, Ilkeston DE7 6PH

Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Superb Modern Detached Home
- 3 Bedrooms & 2 Bathrooms
- Large Corner Plot Position
- Highly Regarded Location
- Ideal Family Home
- 3 Car Driveway
- En-Suite & Bathroom
- Viewing Advised
- COUNCIL TAX BAND D

## Property Description

"An excellent opportunity to acquire this beautifully appointed modern three-bedroom detached family home, situated within a sought-after residential area in the highly regarded village of Smalley."

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and spacious modern three-bedroom detached family home. Designed for contemporary living, the accommodation briefly comprises: an inviting entrance hall, cloakroom/WC, stylish kitchen/dining room, useful utility room and a generous living room. To the first floor, a central landing provides access to three well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom. Occupying an enviable corner plot, the property boasts a larger than average garden for this house type, enhanced further by its elevated position which offers far-reaching views. Externally, a tarmac driveway to the side provides off-road parking for up to three vehicles, while the front elevation is complemented by a neatly maintained lawn.

### Entrance Hall

Entered via a composite front door, the entrance hall features wood effect floor covering, wall-mounted radiator, heating control panel, and staircase rising to the first-floor landing.

### Cloakroom/WC

Fitted with a WC and pedestal wash hand basin with tiled splashback, wall-mounted radiator, ceiling extractor fan, and wood effect floor covering.

### Living Room

A beautifully presented, light and airy room enjoying windows to the front and side elevations, along with French doors opening onto the rear garden. Additional features include wall-mounted radiators and a TV point.

### Kitchen/Diner

Appointed with a range of matching wall and base units with roll-top worksurfaces incorporating a one-and-a-half bowl stainless steel sink and mixer tap. Integrated appliances include a dishwasher, electric oven, gas hob with stainless steel splashback, and extractor canopy. There is space for a fridge/freezer, wood effect floor covering, wall-mounted radiator, and windows to the front, side, and rear elevations. An internal door leads to:

### Utility Room

Fitted with a continuation of the kitchen cupboards, additional worksurface, and under-counter space with plumbing for both a washing machine and tumble dryer. The gas-fired combination boiler is housed in a cupboard. With a wall-mounted radiator, wood effect floor covering, and composite door providing access to the rear garden.

### Landing

Accessed via the main entrance hall, with double glazed window to the rear elevation, wall-mounted radiator, and a useful linen storage cupboard.

### Bedroom 1

A double bedroom with double glazed window to the front elevation, wall-mounted radiator, and space for freestanding furniture. Internal door provides access to:

#### En-Suite

Fitted with a modern three-piece white suite comprising WC, wall-mounted wash hand basin, and shower enclosure with mains-fed shower. Finished with wood-effect flooring, extractor fan, and obscured double glazed window.

#### Bedroom 2

Double glazed window to the front elevation, wall-mounted radiator, and space for wardrobes.

#### Bedroom 3

(Currently used as a study) with double glazed window to the rear elevation and wall-mounted radiator.

#### Bathroom

Comprising a modern suite with WC, wall-mounted wash hand basin, and panelled bath with mains-fed shower over and glass screen. Finished with part-tiled walls, tiled floor, extractor fan, obscured double glazed window, and wall-mounted radiator.

#### Outside

Occupying a generous corner plot, the front elevation features a neatly maintained lawn with paved pathway to the entrance door. To the side, a tarmac driveway provides off-road parking for up to three vehicles. The rear garden is larger than average, offering a spacious paved terrace, sleeper-edged L-shaped lawn with mature planted flowerbeds, and enclosed by timber fencing. There is gated side access and a timber storage shed.

#### 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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

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= RAINBOW IN REALTY =

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