



£240,000

Corporation Road, Ilkeston DE7 4AX

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Significantly Extended Semi Detached Property
- 3 Bedrooms
- Large Living Spaces
- Ample Parking
- Stunning Rear Garden
- Ideal Family Purchase
- Guest Cloakroom & Utility
- Spacious Living Room
- View Essential
- Council Tax Band B

## Property Description

An excellent opportunity to acquire this significantly extended and beautifully presented three-bedroom semi-detached home, occupying a generous plot and offering spacious, versatile living throughout.

## Main Particulars

Derbyshire Properties are delighted to present this superb family home, thoughtfully extended to create a modern and functional living space. The accommodation briefly comprises: entrance hall, ground floor cloakroom/WC, utility room, spacious living room, and an impressive wrap-around open-plan living kitchen/diner forming the heart of the home. To the first floor, a landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property sits on a substantial plot, with a large block-paved driveway to the front providing off-road parking for multiple vehicles. The rear garden is a standout feature, offering a generous entertaining terrace, raised lawn with stocked borders, additional sun terrace, and a large timber summer house with power and lighting—ideal for a variety of uses. This property is ideally suited to growing families, and an early internal inspection is highly recommended.

### Entrance Hall

Accessed via a composite door with adjoining obscured side window, leading into a bright and welcoming space. Featuring a double glazed window to the front elevation, fitted storage cupboard, solid wood flooring, radiator, and carpeted staircase rising to the first floor.

### Guest Cloakroom/WC

Fitted with a low-level WC, corner wash hand basin with tiled splashback, and extractor fan.

### Living Room (Was Living/Dining Room)

A spacious reception room with double glazed window to the front elevation, decorative coving, radiators, TV point, solid wood flooring, feature wall lighting, and a wall-mounted electric fire with timber mantle. Double doors lead through to:

### Open Plan Living Kitchen

A superb extended space ideal for modern family living and entertaining.

Dining Area: Ceramic tiled flooring, radiator, TV point, and double glazed French doors with side windows opening onto the rear garden.

Kitchen Area: Fitted with a range of matching wall and base units with work surfaces incorporating a one-and-a-half bowl sink with mixer tap and tiled splashbacks.

Integrated appliances include a dishwasher, electric oven, and four-ring gas hob with stainless steel extractor canopy over. Space for an American-style fridge freezer, breakfast bar, radiator, and spotlights. Double glazed windows to front and rear elevations.

An archway leads to:

### Utility Room

A practical space with continuation of base units, plumbing and space for washing machine and tumble dryer, ceramic tiled flooring, and a feature arched window to the side elevation.

#### First Floor Landing

With a double glazed arched obscured window to the side elevation, loft access, and doors leading to all rooms.

#### Bedroom 1

Double glazed window to the rear elevation, radiator, and TV point.

#### Bedroom 2

Double glazed window to the front elevation, radiator, decorative coving, and TV point.

#### Bedroom 3

Double glazed window to the front elevation, radiator, and fitted shelving.

#### Family Bathroom

Fitted with a modern three-piece suite comprising WC, wall-mounted wash hand basin, and panelled bath with electric shower over and glass screen. Complemented by partial wall tiling, tiled flooring, obscured double glazed window, extractor fan, and chrome heated towel rail.

#### Outside

To the front is a large block-paved driveway providing ample off-road parking, with fenced boundaries. Side access leads to the rear garden, which has been thoughtfully landscaped to provide multiple entertaining areas including a spacious paved terrace, raised artificial lawn, further patio areas, slate borders, and timber fencing. A further raised terrace houses a substantial timber summer house with power and lighting—ideal as a home office, gym, or leisure space.





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

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