



Scollins Court  
Ilkeston, Derbyshire DE7 8GY

A THREE STOREY MID TOWN HOUSE.

**£235,000 Freehold**





A surprisingly spacious three storey four bedroom mid town house.

Built in 2014, this modern property offers all the comforts of a modern home, including gas fired central heating served from a combination boiler, double glazed windows throughout and an en-suite shower room to the principal bedroom.

With accommodation over three floors, the property offers great flexibility. To the ground floor: cloaks/WC, open plan dining kitchen. To the first floor: family bathroom, generous living room enjoying a Juliet balcony, there is also a bedroom on this level which could equally be used as study and ideal for those looking to work from home. To the second floor: three bedrooms, including the principal bedroom.

A forecourt offers off-street parking for two vehicles. There is a useful EV charging point and garage. The rear gardens are attractively landscaped.

Situated in this now established residential development, conveniently situated within easy reach of the market town centre of Ilkeston, which has its own train station. There are also Morrisons and Tesco, Ilkeston Community Hospital. For those who enjoy the outdoors, Shipley Country Park is within walking distance.

This property comes to the market with a completed upward chain. Internal viewing is recommended.



## ENTRANCE HALL

16'4" x 6'11" (5 x 2.12)

Composite front entrance door, radiator, stairs to the first floor with understairs alcove.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and a low flush WC. Radiator.

## DINING KITCHEN

15'8" x 11'10" (4.79 x 3.63)

Modern range of fitted wall, base and drawer units with contrasting rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob, extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Space for table and chairs, radiator, double glazed window, double glazed French doors opening to the rear garden. Cupboard housing gas combination boiler (for central heating and hot water).

## FIRST FLOOR LANDING

Stairs leading to the second floor, radiator, double glazed window to the front.

## LIVING ROOM

15'8" x 12'1" (4.8 x 3.7)

Radiator, media points, double glazed full height windows, French doors to Juliet balcony.

## BEDROOM TWO

8'6" x 10'0" (2.6 x 3.07)

A versatile room currently used as a study with radiator, double glazed window to the front.

## SECOND FLOOR LANDING

Radiator, loft hatch, walk-in store cupboard.

## BEDROOM ONE

12'11" x 12'4" increasing to 15'8" (3.94 x 3.78 increasing to 4.78)

Radiator, two double glazed windows to the front. Door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower cubicle with electric shower. Radiator.

## BEDROOM THREE

12'0" x 8'4" (3.67 x 2.56)

This double room is currently used as a guest room. Radiator, double glazed window to the rear.

## BEDROOM FOUR

11'11" x 7'1" (3.65 x 2.17)

A spacious room currently used as a dressing room. Radiator, double glazed window to the rear.

## OUTSIDE

Open plan forecourt with block paving, providing off-street parking for two vehicles. Access to the garage. EV charging point.

## GARAGE

16'4" x 8'3" (5 x 2.52)

Light, power, cold water tap, electric roller up and over door.

## TO THE REAR

The rear garden is enclosed with Indian stone patio and matching pathway running along one side of the garden to a useful bin store at the side with gated pedestrian access leading to the front of the terrace. There is a section of garden laid to lawn flanked with ornamental broken slate beds. Outside tap, power and light.

## COUNCIL TAX

Erewash Borough Council Band C.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 12mbps, Superfast 98mbps,

Ultrafast 1000mbps

Phone Signal – Three = Green - O2, EE & Vodafone = Amber

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

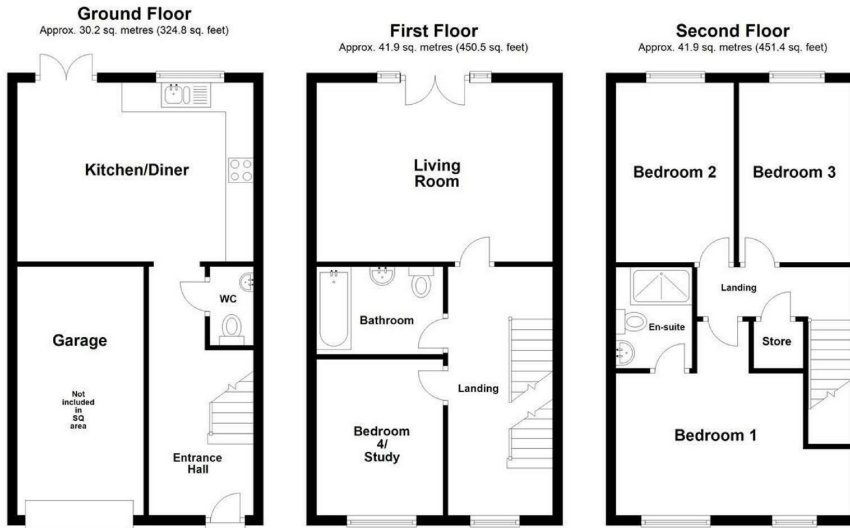
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

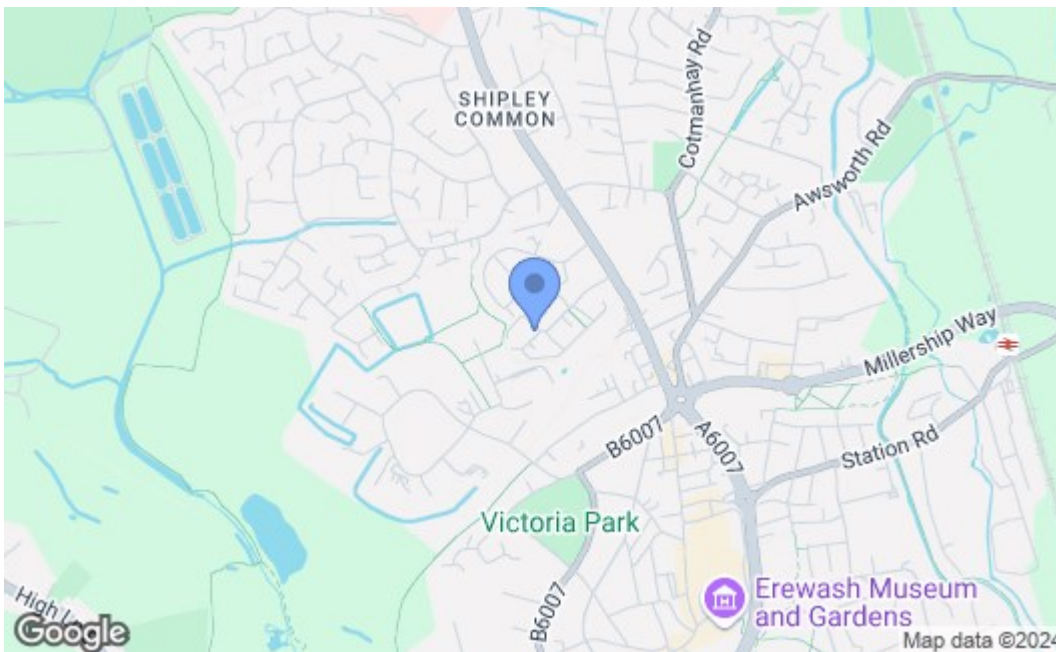






Total area: approx. 114.0 sq. metres (1226.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 88        |
| (81-91) B   |  | 79                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.