



Sunningdale Drive,  
Ilkeston,  
DE7 4JJ

**£280,000 Freehold**



An extended four-bedroom, semi-detached property on a corner plot.

Situated within a convenient location, you are ideally placed with the amenities of both Kirk Hallam and Ilkeston on your doorstep, this would include schools, public houses, shops, healthcare facilities and transport links.

This spacious property would be considered the ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this popular town.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, kitchen, utility room, and downstairs WC. Then rising to the first floor are four bedrooms, bedroom one with en-suite and family bathroom.

Outside to the front of the property is a block paved driveway with ample off-street parking and gated access to the rear. The rear is enclosed with a paved seating area, lawned space and workshop.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing with no upward chain.



### Entrance Hall

Composite door through to the entrance hall, with laminate flooring and radiator

### Kitchen

15'10" x 10'10" (4.85m x 3.32m )

Newly fitted with a range of modern wall, base and drawer units, quartz work surfacing and splashback, kitchen island with quartz work surface, sink with drainer and mixer tap, inset gas five ring hob with extractor fan above and double integrated electric ovens. Integrated appliances to include fridge, freezer, and dishwasher. UPVC double glazed window to the side aspect, radiator, laminate flooring, spotlights to ceiling and LED skirting board lighting.

### Pantry Cupboard

Useful pantry cupboard with laminate flooring.

### Utility Room

10'11" x 5'2" (3.35m x 1.60m )

Space and fittings for freestanding appliances to include washing machine and dryer with quartz work surfacing above and wall mounted boiler.

### Living Room

13'3" x 12'8" (4.06m x 3.88m )

Laminate flooring, with radiator, feature log burner and UPVC double glazed window to the front aspect.

### Dining Room

10'7" x 8'6" (3.25m x 2.61m )

Laminate flooring, with radiator and UPVC double glazed French doors to the rear garden.

### First Floor Landing

Carpeted flooring with access to the loft hatch

### Bedroom One

12'5" x 10'11" (3.81m x 3.35m )

A carpeted room, with radiator, UPVC double glazed window to the side aspect and walk in wardrobe. Access to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains power shower with glass shower screen, fully tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

### Bedroom Two

13'3" x 9'8" (4.04m x 2.97m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Three

10'7" x 9'8" (3.25m x 2.97m )

Laminate flooring with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Four

13'5" x 10'2" (4.09m x 3.12m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a block paved driveway with ample off-street parking and gated side access to the rear. Here is a primarily lawned garden with a sheltered seating area and workshop, with power points.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for previous work.

Accessibility/Adaptions: None

Has the Property Flooded?: No

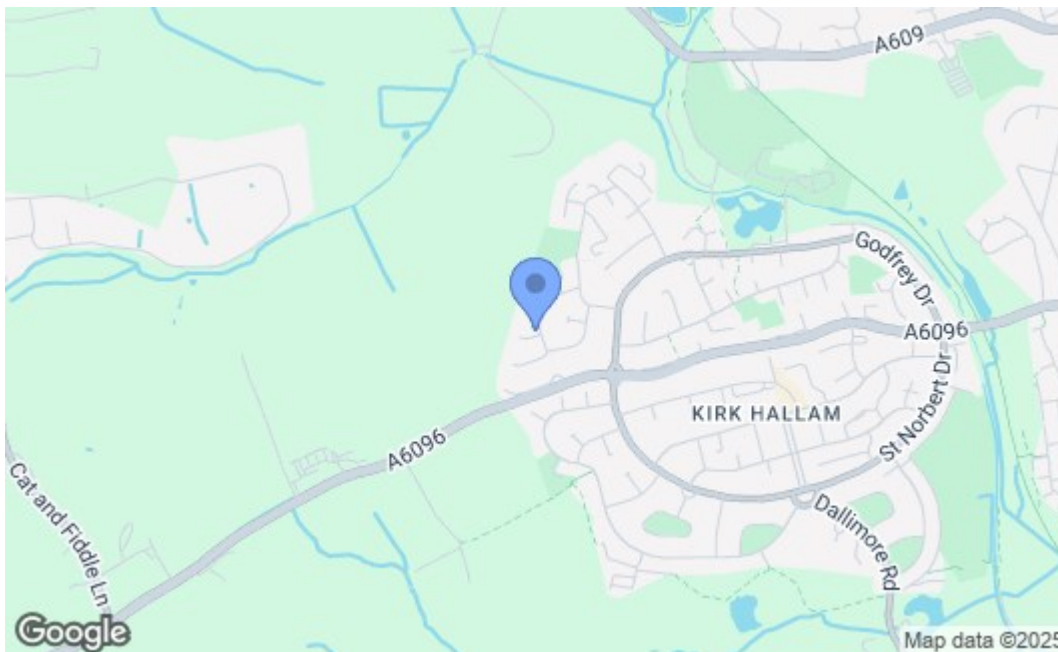
### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	84
(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	

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