



Malthouse Road
Ilkeston, Derbyshire DE7 4PA

A MODERN THREE BEDROOM END
TOWN HOUSE.

Offers Over £215,000 Freehold



A surprisingly spacious modern three bedroom end town house.

A first glance is not enough to fully appreciate the size of the accommodation with features including cloaks/WC, two reception rooms and an en-suite off the principal bedroom.

The property is gas centrally heated and double glazed throughout, enjoying a larger than expected (and particularly private) enclosed rear garden with lawns and raised decked area. A driveway provides off-street parking and there is an attached brick built garage with light and power.

Located in this popular and now established residential development on the edge of Ilkeston, the property is conveniently situated within walking distance of local schools, regular bus service and within easy reach of the town centre itself, where Tesco and Morrisons can be found.

The property is offered for sale with NO UPWARD CHAIN and early vacant possession is available.

Internal viewing is recommended.



ENTRANCE HALL

Double glazed front entrance door, radiator.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

LOUNGE

15'8" reducing to 12'9" x 13'8" (4.78 reducing to 3.9 x 4.17)

Stairs leading to the first floor, two radiators, double doors leading to dining room.

DINING ROOM

10'2" x 8'0" (3.10 x 2.46)

Store cupboard, radiator, double glazed French doors to the rear garden. Door to kitchen.

KITCHEN

10'1" x 7'3" (3.08 x 2.23)

Incorporating a range of fitted wall, base and drawer units with work surfacing and stainless steel sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Cupboard housing gas boiler (for central heating and hot water). Double glazed window, composite rear exit door.

FIRST FLOOR LANDING

Built-in airing cupboard housing 'Gledhill Boilermate' pressurized hot water system.

BEDROOM ONE

9'8" to wardrobes x 8'10" (2.96 to wardrobes x 2.70)

Fitted wardrobes to one wall, radiator, double glazed window to the rear.

EN-SUITE

Three piece suite comprising wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower. Radiator, double glazed window.

BEDROOM TWO

9'5" x 7'8" (2.88 x 2.34)

Radiator, double glazed window to the front.

BEDROOM THREE

7'7" x 6'6" (2.33 x 2)

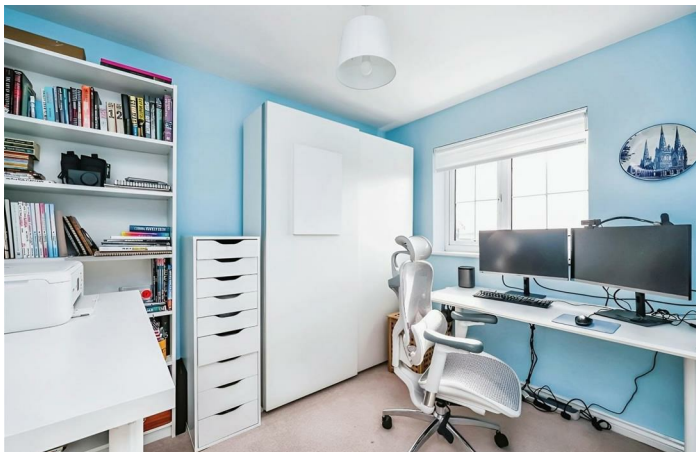
Built-in cupboard, radiator, double glazed window to the front.

BATHROOM

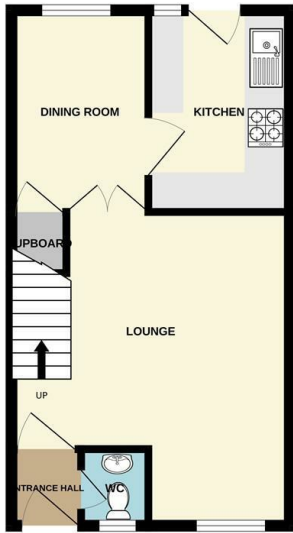
Comprising wash hand basin, low flush WC and bath. Partially tiled walls, radiator, double glazed window.

OUTSIDE

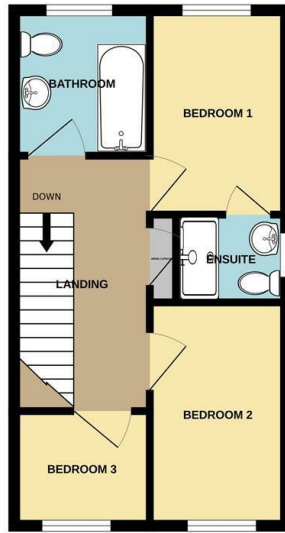
The property is set back from the road on a slightly elevated position. Small garden area with retaining wall and wrought iron fencing. There are steps leading to the front door. The driveway leads to an attached brick built single garage with up and over door, light and power. There is gated pedestrian access at the side of the house leading to the rear garden which is of a generous size with small patio area beyond the rear door which continues into a pathway. The main garden is laid to lawn and at the far end of the garden there is a raised decked terraced area. There are gravel beds to the rear boundary.



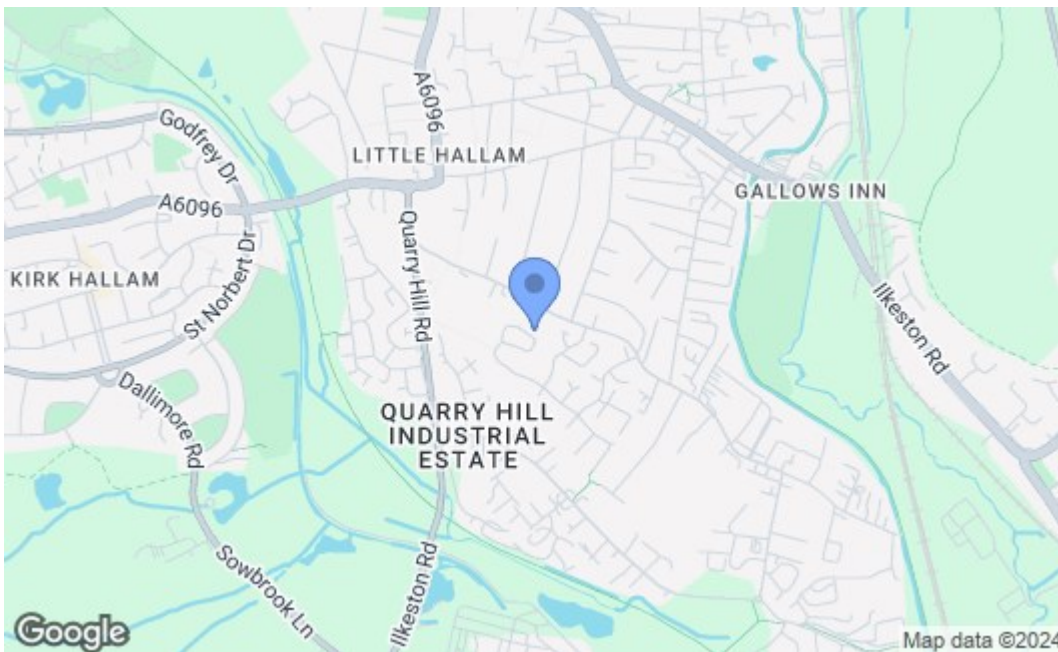
GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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