



Nether Slade Road
Ilkeston, Derbyshire DE7 8ET

A MODERN THREE BEDROOM MID TOWN
HOUSE.

£215,000 Freehold



A surprisingly spacious modern three bedroom mid town house.

This tardis of a property comes to the market in a ready to move into condition after being upgraded by the current owner. A particular feature of this house is an impressive bespoke media wall which has space for up to 77" flat screen TV and a feature remote control flame effect fire suite. The property has been recently redecorated throughout and the main windows have contemporary wood-slat blinds fitted.

Further features include a replacement gas combination boiler and in an adjacent courtyard there is off-street parking and brick built garage. The rear gardens have been landscaped and currently house a bespoke 11000 litre koi carp pond which the vendors can remove if not required.

Situated in this popular and established residential suburb, conveniently located on the edge of Ilkeston close to the Community Hospital and regular bus services, as well as schools and the town centre itself.

The property is ideal for first time buyers and young families. An internal viewing is recommended.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

CLOAKS/WC

A low flush WC and wash hand basin, radiator, double glazed window.

KITCHEN

10'3" x 7'2" (3.14 x 2.20)

A range of fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor over. Plumbing and space for washing machine and dishwasher, appliance space. Cupboard housing gas combination boiler (installed in February 2023) for central heating and hot water. Double glazed window to the front.

LOUNGE/DINER

14'8" x 14'4" (4.48 x 4.37)

Bespoke fitted media wall for space for up to 77" flat screen TV (current TV available by separate negotiation), there is a contemporary remote control flame effect fire, space for surround sound speaker monitors and concealed cable ducts. Two radiators (both with contemporary radiator covers), double glazed window and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Useful storage cupboard.

BEDROOM ONE

13'3" x 7'9" (4.05 x 2.37)

Radiator, double glazed window to the rear.

BEDROOM TWO

11'4" x 7'9" (3.47 x 2.37)

Radiator, double glazed window to the front.

BEDROOM THREE

7'5" x 6'6" (2.27 x 2)

Currently used as a dressing room with radiator, double glazed window to the rear.

BATHROOM

6'2" x 6'0" (1.89 x 1.84)

Three piece suite comprising wash hand basin, low flush

WC and bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

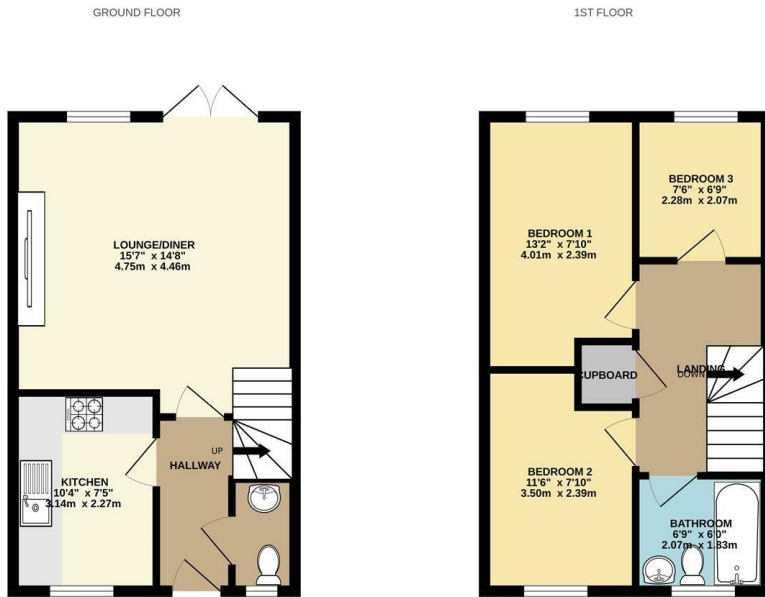
OUTSIDE

To the front is a small paved open forecourt with pedestrian access to the front of the house. To the rear there is a tiered and enclosed garden with generous terraced patio area. There is a lower garden area currently housing a bespoke 2.5m x 4m 11000 litre koy carp pond with filtration system (fish not included), the vendor will remove if not required. There is a small section of artificial turf and at the foot of the plot there is a further gravel area. Gated pedestrian access leads to a passageway in turn leading to the courtyard where the garage can be found in the middle of a block of three with an up and over door and parking in front.

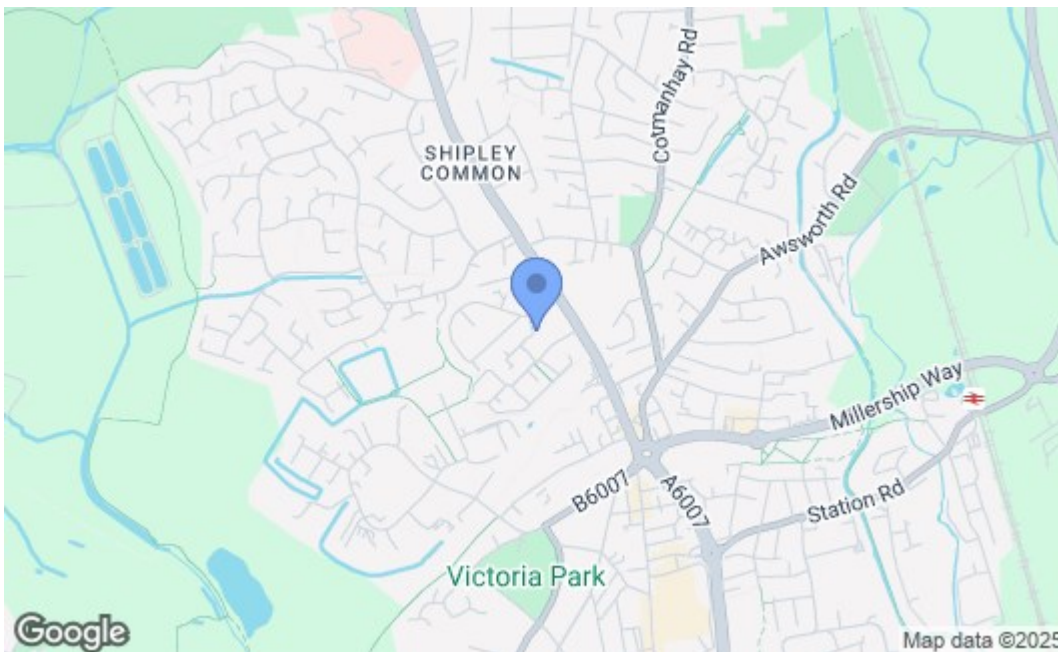
AGENTS NOTE

The property is freehold but subject to an annual service charge towards the upkeep of the estate. This is currently approximately £100 per annum. Further information available on 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(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 (CO₂) 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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