



Gisbey Road  
Ilkeston, Derbyshire DE7 4SF

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE.

**£197,000 Freehold**



We have great pleasure in offering for sale this two double bedroom semi detached house built in 2020.

This energy efficient modern home comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, uPVC double glazed windows throughout and has been particularly well maintained by the current owners who have decorated to a contemporary style. Further features include a useful cloakroom/WC and an open plan dining kitchen with an array of built-in appliances.

A particular feature of this property is the wider than average forecourt which provides off-street parking for up to two vehicles side-by-side. The property enjoys attractive rear gardens with lawn and patio areas.

Situated in this now established residential suburb on the outskirts of Ilkeston, close to open countryside yet conveniently situated providing easy access to the town centre itself (where there is a Morrisons, Tesco and train station). There are good road networks leading to the major regional cities of Nottingham and Derby, as well as Junction 25 of the M1 motorway.

This property will make a fantastic first home, as well as being ideal for those looking to downsize. An early internal viewing comes highly recommended.



## ENTRANCE HALL

Composite front entrance door, radiator, stairs to the first floor with ingenious concealed storage space under.

## CLOAKS/WC

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

## LIVING ROOM

14'11" x 9'3" (4.57 x 2.84)

Understairs store cupboard with power, radiator, double glazed window to the front.

## DINING KITCHEN

12'7" x 8'1" (3.86 x 2.47)

Incorporating a comprehensive range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in appliances including electric oven, gas hob with extractor hood over. Integrated fridge, freezer and space with plumbing for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'8" x 8'1" (3.87 x 2.47)

Radiator, double glazed window to the rear.

## BEDROOM TWO

12'8" x 8'6" (3.87 x 2.60)

Useful overstairs walk-in closet, radiator, two double glazed windows to the front.

## BATHROOM

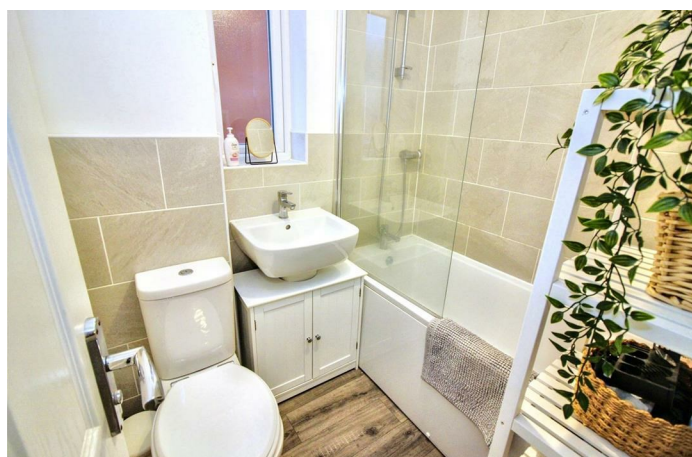
Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with twin rose thermostatically controlled shower system and screen over. Partially tiled walls, radiator, double glazed window.

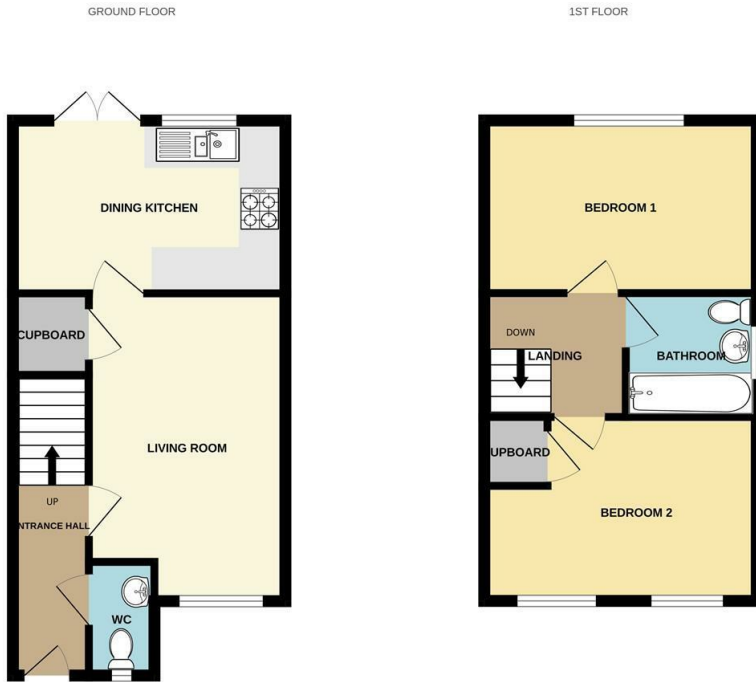
## OUTSIDE

The property is set back from the road and has an open forecourt for off-street parking for up to two vehicles side-by-side. A gated pedestrian access at the side of the property leads to the rear garden which is enclosed and has a patio area, central lawn, raised planter and at the foot of the plot is a further patio area. Garden shed.

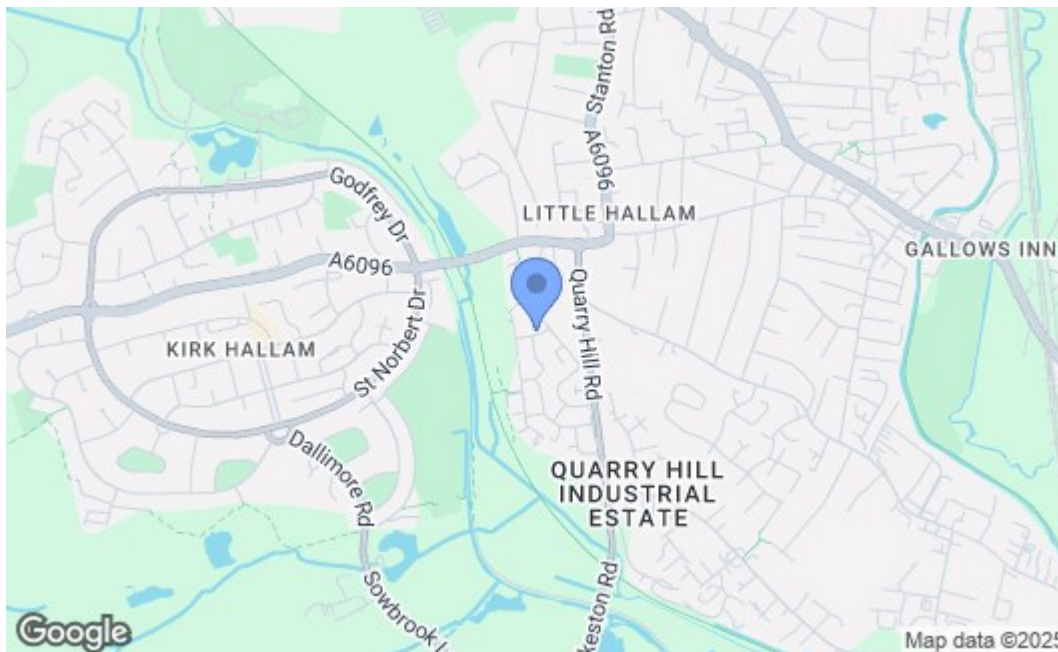
## AGENTS NOTE

The property is FREEHOLD, subject to a service charge as a contribution to the upkeep of the estate. The current charge is £150 per annum.





While 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 Metropix G2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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	

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.