



Malthouse Road
Ilkeston, Derbyshire DE7 4PA

£239,950 Freehold

A SPACIOUS MODERN THREE BEDROOM
END TOWN HOUSE.



A surprisingly spacious modern three double bedroom end town house with en-suite to principal bedroom.

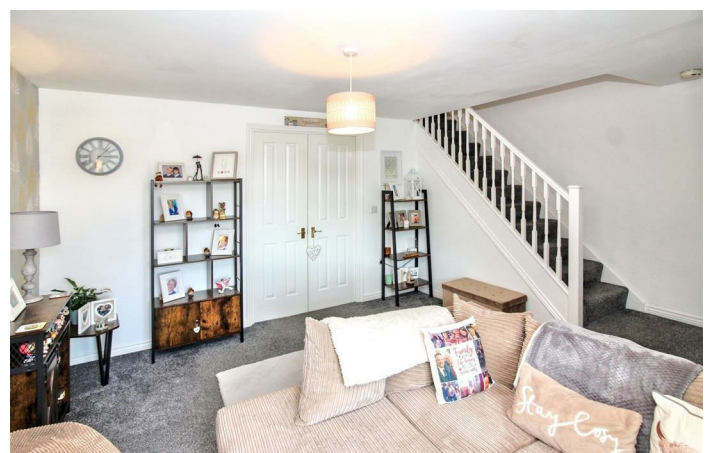
The property comes to the market in a ready to move into condition and offers a great flow of space, with entrance hall, cloakroom/WC, living room with double doors opening to a dining kitchen (great for socialising and entertaining). There are French doors opening to the rear garden. The first floor landing provides access to three well proportioned bedrooms, the principal with en-suite shower room and a family bathroom completes the accommodation.

Situated on a corner plot within the now established residential development adjacent to a small copse, instantly making this area feel grounded, and there is a nearby footpath which leads through to Hallam Fields Junior School, making this an ideal choice for young families.

This area of Ilkeston is also relatively close to open countryside, conveniently situated not too far from the town centre itself with a generous variety of shops and amenities, including Tesco, Morrisons and train station. There are good road networks linking nearby towns and the cities of Nottingham and Derby, as well as Junction 25 of the M1 motorway.

The property is centrally heated and double glazed, and benefits from off-street parking for two vehicles in tandem, leading to an integral garage. The rear garden offers a good degree of privacy with patio and lawn.

With vacant possession available from the end of September. NO UPWARD CHAIN. An internal viewing is recommended.



ENTRANCE HALL

Composite double glazed front entrance door. Radiator, door to cloaks/WC and door to living room.

CLOAKS/WC

Two piece suite comprising pedestal wash hand basin, low flush WC, radiator, double glazed window.

LIVING ROOM

13'7" x 12'9" plus stairs (4.15 x 3.89 plus stairs)

Stairs to the first floor, radiator, double glazed window to the front, double doors leading to dining kitchen.

DINING KITCHEN

15'7" x 10'2" (4.75 x 3.10)

Range of fitted wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine. Further under-counter appliance space. Cupboard housing gas boiler (for central heating and hot water). Understairs store cupboard, double glazed window, double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING

Radiator, loft hatch. Built-in airing cupboard with an integrated thermal storage unit for pressurised hot water served by the boiler.

BEDROOM ONE

13'4" x 9'7" (4.07 x 2.93)

Radiator, double glazed window to the front, door to en-suite.

EN-SUITE

Three piece suite comprising pedestal wash hand basin, low flush WC, shower cubicle with thermostatically controlled shower. Radiator, built-in linen cupboard, heated towel rail, double glazed window to the front.

BEDROOM TWO

10'5" x 12'5" (3.2 x 3.8)

Radiator, double glazed window to the rear.

BEDROOM THREE

10'8" x 8'0" (3.26 x 2.45)

Loft hatch, radiator, double glazed window to the front.

FAMILY BATHROOM

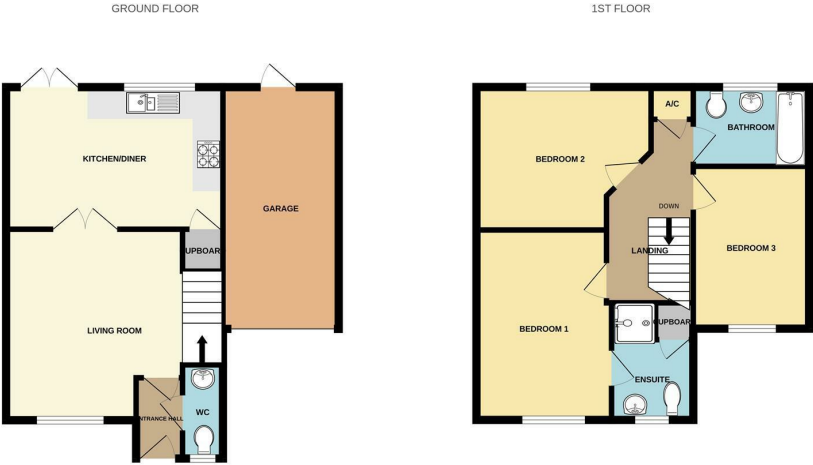
5'6" x 7'11" (1.7 x 2.43)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with mixer shower attachment. Radiator, double glazed window.

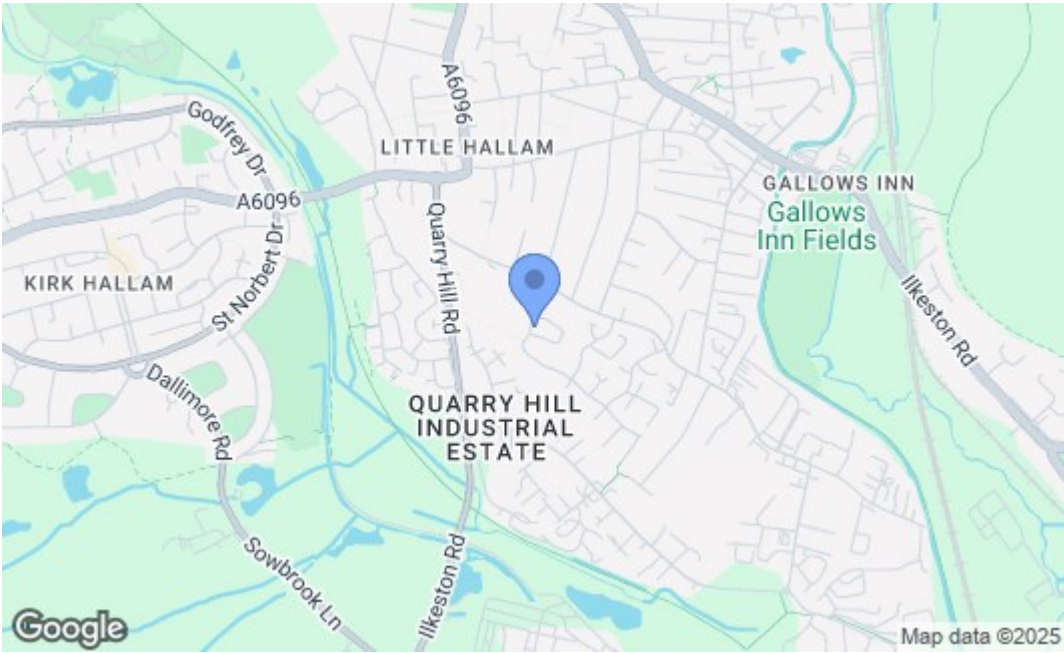
OUTSIDE

The property is situated on a corner plot with front garden laid to lawn, driveway providing off-street parking for at least two vehicles in tandem which leads to the integral garage. The rear garden is enclosed with patio area and lawn, walled and fenced in.





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C	72	
(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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