



Comery Close,
Ilkeston, Derbyshire
DE7 4SD

£52,500 Leasehold

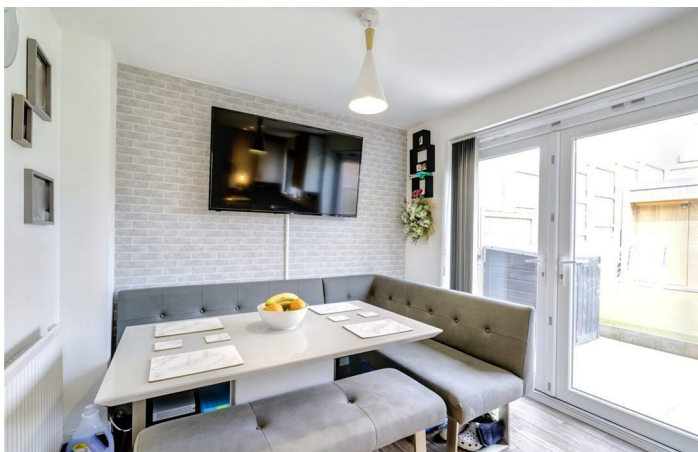


THIS IS AN ALMOST BRAND NEW THREE BEDROOM SEMI DETACHED SHARED OWNERSHIP PROPERTY WHICH HAS A PURPOSE BUILT GARDEN ROOM AND STORE POSITIONED AT THE BOTTOM OF THE REAR GARDEN.

Being located on Comery Close which is a quiet cul-de-sac within this new development on the outskirts of Ilkeston, this three bedroom 25% shared ownership property has the option to staircase the ownership towards 100% if this was preferred by a new owner. The property was originally constructed by Persimmon Homes and for the size and layout, privacy of the rear garden and the garden room/office positioned at the bottom of the garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by Ilkeston and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient location to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being covered by the usual new build warranties, the accommodation includes a reception hall with a ground floor w.c. off, a lounge, an exclusively fitted dining kitchen with grey gloss units and several integrated appliances and from the kitchen there are double opening, double glazed French doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms, with the main bedroom having an en-suite shower room and the bathroom which has a three piece suite with a further shower over the bath. Outside there is a parking space at the front of the house with an EV charging point positioned on the side of the property, there is a pathway leading down the left of the house to a gate which provides access to the rear garden and the garden to the rear of the property has been landscaped with a patio leading onto an astroturf lawn and at the bottom of the garden there is the purpose built garden room/cabin which is currently used as an office and has air conditioning and next to the garden room there is a built-in store, with the garden being kept private by having walls and fencing to the boundaries.

The property is only a short drive away from Ilkeston where there are Tesco, Morrison's, an M&S food store and many other retail outlets, there are schools for all ages within easy distance of the house, healthcare and sports facilities including several local golf courses, walks in the surrounding open countryside and the excellent transport links include Ilkeston station, East Midlands Airport, access to the M1 motorway and various main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with two inset opaque glazed panels leading to:

Reception Hall

Stairs leading to the first floor and a door to the lounge and a radiator.

Cloaks/w.c.

Having a white low flush w.c. and a corner hand basin with a tiled splashback, radiator and an opaque double glazed window.

Lounge/Sitting Room

14' x 14'4 approx (4.27m x 4.37m approx)

Double glazed window with fitted blinds to the front, radiator and a built-in storage cupboard under the stairs.

Kitchen

15'6 x 8'8 approx (4.72m x 2.64m approx)

The kitchen is fitted with grey gloss finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface with cupboards, drawers, oven, integrated dishwasher and integrated washing machine below, integrated upright fridge/freezer, matching eye level wall cupboards with the gas boiler housed in one of the wall cupboards, hood and back plate to the cooking area, double glazed window with fitted vertical blind to the rear, radiator, double glazed, double opening French doors leading to the rear garden and a radiator.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a hatch to the loft and doors leading to the bedrooms and bathroom.

Bedroom 1

12'5 x 9'9 approx (3.78m x 2.97m approx)

Double glazed window with fitted vertical blinds to the front, radiator and a built-in cupboard over the stairs.

En-Suite

The en-suite to the main bedroom has a corner shower with a mains flow shower system, tiling to two walls, a folding glazed door and glazed protective screen, low flush w.c. and pedestal wash hand basin with a tiled splashback, radiator and an opaque double glazed window.

Bedroom 2

8'9 x 7'5 approx (2.67m x 2.26m approx)

Double glazed window with fitted vertical blinds and a radiator.

Bedroom 3

7'6 x 6'5 approx (2.29m x 1.96m approx)

Double glazed window with a fitted vertical blind and a radiator.

Bathroom

The main bathroom has a white suite including a panelled bath with chrome hand rails, a Mira electric shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a tiled splashback and a low flush w.c., chrome ladder towel radiator, extractor fan, recessed lighting to the ceiling and an opaque double glazed window.

Outside

At the front of the property there is a parking space for a vehicle with slate chipped beds to the sides and a path running along the left hand side of the house providing access through a gate to the rear garden. There is an EV charging point positioned on the left hand side of the property.

The rear garden has been landscaped to help keep maintenance to a minimum and has a slabbed patio area leading onto an astroturf lawn, there is a gate leading out to the path at the side which provides access to the front of the property, there is a fence and wall to the left hand and rear boundaries and a fence to the right hand side and an external tap provided.

Garden Room

12'2 x 8'2 approx (3.71m x 2.49m approx)

The garden room is positioned at the bottom of the garden and this has double opening, double glazed French doors and double glazed windows, laminate flooring, recessed lighting to the ceiling, power points, an air conditioning unit which will remain when the property is sold and next to the garden room there is a built in store on the left hand side.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 66mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

With the 25% shared ownership there is a rent paid to Riverside Housing Association of £320.17 pcm to cover their ownership of the property. The property is leasehold and has a 125 year lease which commenced in 2020.

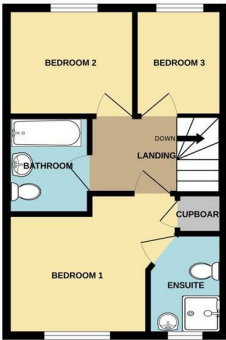




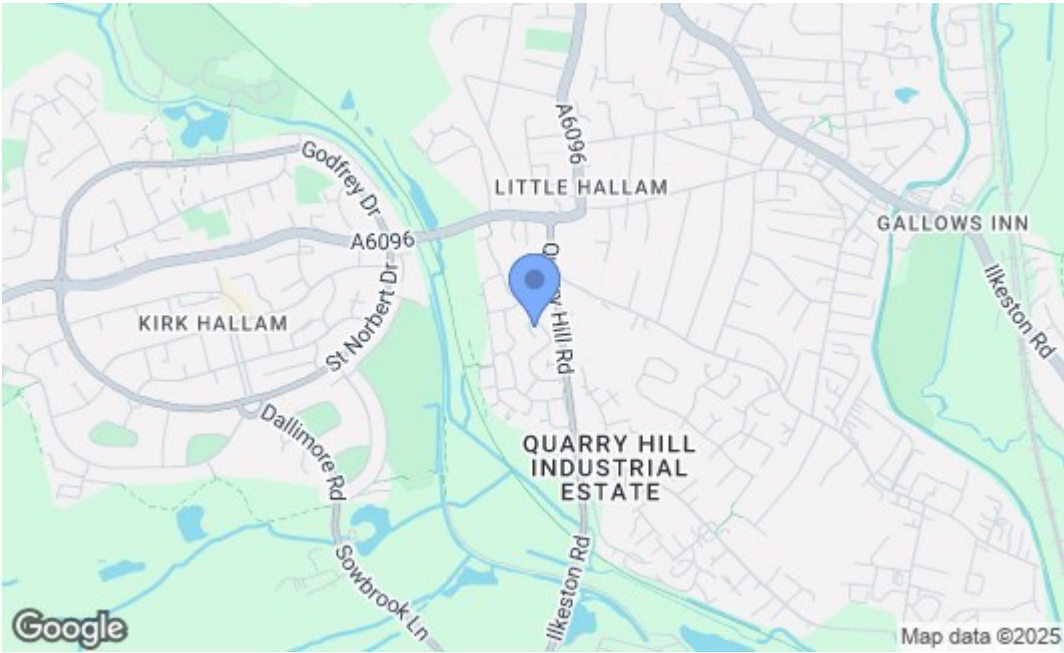
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and areas of the above are approximate and are not intended to be used for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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		
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		

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.