



Gisbey Road,  
Ilkeston, Derby  
DE7 4SF

**£195,000 Freehold**





THIS IS A TWO DOUBLE BEDROOM END PROPERTY PROVIDING TASTEFULLY FINISHED ACCOMMODATION WHICH WOULD SUIT A WHOLE RANGE OF BUYERS.

Being located on this relatively new development on the outskirts of Ilkeston, this two double bedroom property provides a lovely home which will suite a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is easily maintained and convenient for local amenities and facilities. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property was built by Persimmon Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the house is entered through a stylish composite front door and the accommodation includes a reception hall with a ground floor w.c. off, lounge with a feature media wall, a fitted dining kitchen with French doors leading out to the rear garden and to the first floor the landing leads to the two double bedrooms with the main bedroom having a range of built-in wardrobes and the bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is parking at the front for two vehicles and at the rear a private rear garden with various patio areas, an astroturf lawn, fencing to the boundaries and there is a shed which will remain at the property when it is sold.

The property is within easy reach of Ilkeston where there are many shopping facilities including a Morrison's, Tesco and M&S food store, as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities including several local golf courses, walks in the surrounding open countryside and excellent transport links include J25 of the M1, East Midlands Airport, a station at Ilkeston as well as stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with two inset opaque glazed panels and an outside light leading to:

### Reception Hall

Radiator in a housing, stairs with a stair gate leading to the first floor and door to:

### Ground Floor w.c.

Having a white low flush w.c. and hand basin with a mixer tap and tiled splashback, radiator, opaque double glazed window and the electric consumer unit is mounted on the wall in the ground floor w.c.

### Lounge/Sitting Room

14'7 x 8'9 approx (4.45m x 2.67m approx)

Double glazed window with a fitted blind to the front, radiator and a media wall with a recess and wiring for a wall mounted TV and a display recess below and a built-in understairs storage cupboard with shelving.

### Dining Kitchen

12'3 x 7'8 approx (3.73m x 2.34m approx)

The kitchen is fitted with mushroom coloured units having stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, drawers, an Electrolux oven and space for an automatic washing machine below, space for an upright fridge/freezer, matching eye level wall cupboards, Ideal Logic boiler housed in a matching wall cupboard, hood and back plate to the cooking area, double glazed window to the rear and double glazed French doors leading out to the rear garden, panelling to one wall in the dining area and a radiator.

### First Floor Landing

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

### Bedroom 1

9'8 plus wardrobes x 7'8 approx (2.95m plus wardrobes x 2.34m approx)

Double glazed window to the front, radiator, panelling to the wall by the bedhead position, range of built-in wardrobes with mirror fronted sliding doors providing hanging space, shelving, drawers and there is wiring for a TV to be mounted on the wall within the wardrobe.

### Bedroom 2

12'4 max x 8'2 approx (3.76m max x 2.49m approx)

Two double glazed windows with fitted blinds to the front, panelling to the lower parts of the walls, radiator and a built-in storage cupboard.

### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and a low flush w.c., tiling to the walls by the w.c. and sink areas, radiator, opaque double glazed window and an extractor fan.

### Outside

At the front of the property there is off road parking for two vehicles provided and a path runs down the right hand side of the house through a gate which provides access into the rear garden. There is a path running across the front of the property to the front door and Cotswold stone pebbled areas.

There is a patio, a pathway with an astroturf lawn to the side which leads to a further patio area at the bottom of the garden and behind the shed and the garden is kept private by having fencing to the three boundaries. The shed will remain at the property and there is an outside tap provided.

### 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 14mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

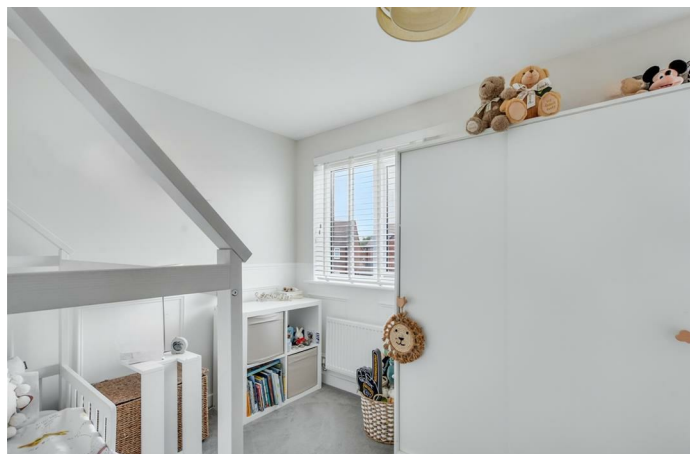
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

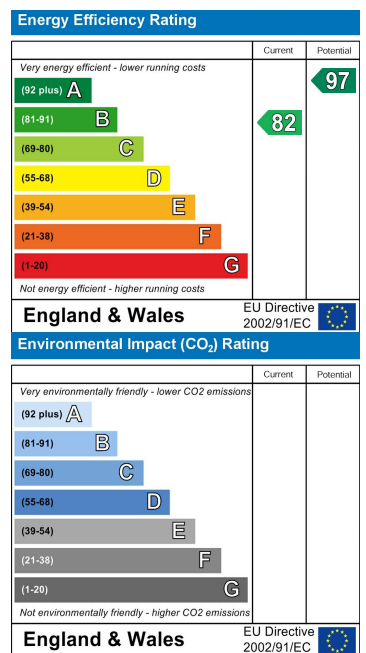
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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