



Repton Drive
Ilkeston, Derbyshire DE7 5ES

A THREE BEDROOM SEMI DETACHED
HOUSE.

£219,950 Freehold



A traditional three bedroom semi detached house situated in a popular residential suburb.

This property comes to the market with NO UPWARD CHAIN and benefits from gas fired central heating and double glazed windows throughout. The kitchen has a range of built-in appliances and the house offers a blank canvas to allow the incoming buyer to put their own mark upon it.

Further features of this property include a through lounge/diner, there is gated off-street parking leading to a garage which has an electric remote controlled roller door, and the rear garden comprises of a patio and lawn.

Situated at the start of Repton Drive, a no-through residential street, conveniently situated on the outskirts of Ilkeston and within walking distance of many local amenities, including Larklands Infants School and Kensington Junior Academy. Ilkeston town centre offers a good variety of shops and facilities, and a number of supermarkets. Ilkeston also benefits from its own train station.

Ideal for time buyers and young families. Internal viewing is recommended.



ENTRANCE PORCH

uPVC double glazed window and front entrance door, with further door leading to the hallway.

HALLWAY

Stairs to the first floor with understairs store cupboard.

THROUGH LOUNGE/DINER

21'9" x 11'0" (6.64 x 3.37)

A spacious, light and airy room with flame effect gas fire and surround, radiator, double glazed window to the front, double glazed picture window and door to the rear garden.

KITCHEN

14'5" x 9'10" (4.41 x 3.01)

Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated fridge and freezer, space and plumbing for washing machine. Wall mounted gas boiler (for central heating and hot water). Double glazed window to the rear and door to rear porch which links to the garage.

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE

11'5" x 10'3" less wardrobes (3.48 x 3.13 less wardrobes)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO

11'4" x 10'0" (3.47 x 3.07)

Built-in linen cupboard, radiator, double glazed window to the rear.

BEDROOM THREE

7'6" x 7'5" (2.31 x 2.27)

Fitted wardrobe, radiator, double glazed window to the front.

SHOWER ROOM

Incorporating a modern three piece suite comprising wash

hand basin with vanity unit, low flush WC, shower cubicle with electric shower. Partially tiled walls, radiator, double glazed window.

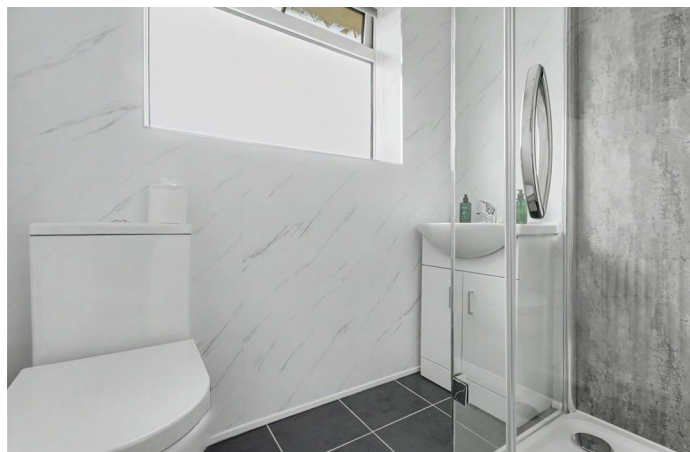
OUTSIDE

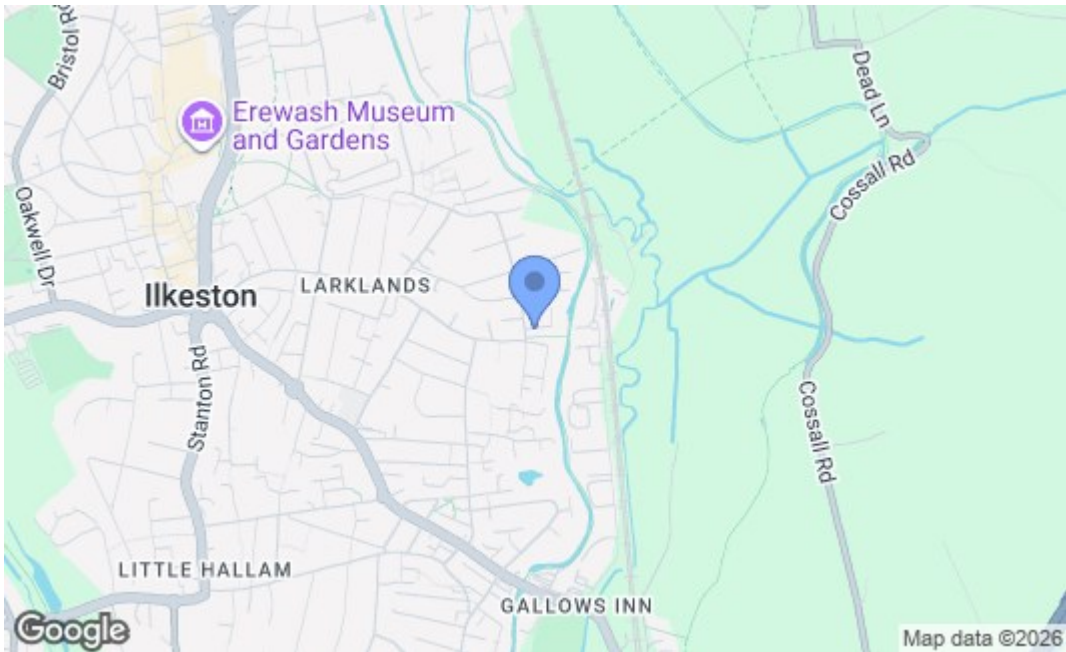
To the front is a walled and fenced in garden with a section laid to lawn and well tended flower and shrub beds. A gated block paved driveway provides off-street parking and leads to the attached brick built garage. The rear garden is enclosed with patio and lawn.

GARAGE

18'3" x 9'4" (5.58 x 2.85)

Electric remote controlled roller door to the front, light, power and uPVC door leading to the rear porch.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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.