



Wirksworth Road
Kirk Hallam, Derbyshire DE7 4GS

A THREE BEDROOM SEMI DETACHED
HOUSE.

£210,000 Freehold



Behind this traditional facade lies a modern/contemporary and surprisingly spacious family home with three bedrooms.

This semi detached house comes to the market in a ready to move into condition. A particular feature offering the WOW factor is the open plan dining kitchen which features an array of built in appliances and a Rangemaster, great for those who like to cook and entertain.

Further features of this property include gas fired central heating served from a combination boiler, double glazed windows throughout, a modern bathroom and a partially boarded loft accessed via a hatch with a pull-down ladder.

The property is set back from the road with a recently landscaped forecourt which is gravelled and provides parking for up to three cars. The rear garden is of a generous size with patio and expansive lawn. Situated in this highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within walking distance and for those who like the outdoors, countryside space is on the doorstep. The nearby market town of Ilkeston is within easy reach, with a good level of shops and facilities, and a range of supermarkets. Good road networks lead to Nottingham and Derby, as well as Junction 25 of the M1 motorway for further afield.

We believe this property will be fantastic for first time buyers, as well as young families and an internal viewing is highly recommended.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

LIVING ROOM

18'11" x 13'10" reducing to 8'0" (5.78 x 4.23 reducing to 2.45)

A generous through room with two radiators, double glazed windows to the front and rear.

DINING KITCHEN

15'0" x 9'3" increasing to 12'2" (4.59 x 2.84 increasing to 3.72)

Incorporating a modern/contemporary range of Shaker-style wall, base and drawer units with contrasting composite low profile work surfacing and inset single bowl sink unit with single drainer. An array of built-in appliances including a Rangemaster gas/electric range, fridge, freezer, washing machine and dishwasher. Cupboard housing gas combination boiler (for central heating and hot water), double glazed windows, door to rear garden. Understairs store cupboard.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Hatch and ladder to partially boarded loft space with light.

BEDROOM ONE

13'11" x 9'8" (4.25 x 2.95)

Radiator, double glazed window to the front.

BEDROOM TWO

13'10" x 8'11" (4.24 x 2.74)

Radiator, double glazed window to the rear.

BEDROOM THREE

9'8" x 6'1" (2.97 x 1.87)

Built-in closet, radiator, double glazed window to the front.

FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with shower over. Radiator, double glazed window.

OUTSIDE

The property is set back from the road with a recently re-landscaped, gravelled and providing parking for up to three

cars. There is gated pedestrian access at the side of the house leading to the rear garden where there is a gravelled patio area beyond the rear elevation and an expansive lawn. Fenced-in boundaries.

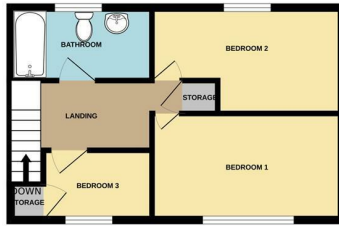




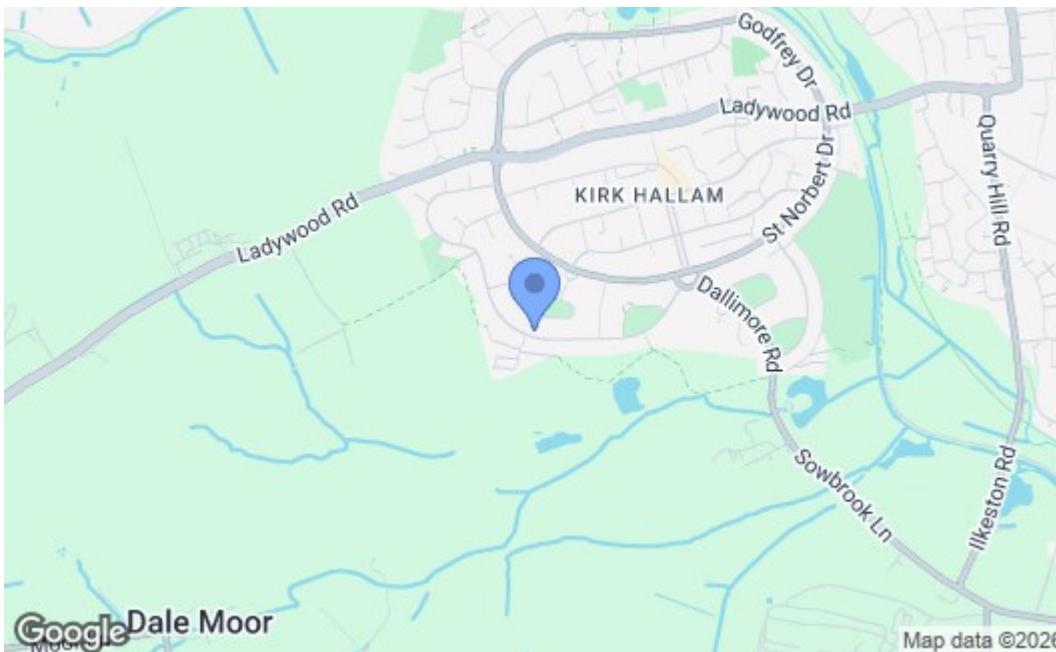
GROUND FLOOR



1ST FLOOR



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 for any prospective purchase. 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			
(81-91) B			
(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 (CO₂) Rating			
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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