



Dale View
Ilkeston, Derbyshire DE7 4LD

A TRADITIONAL THREE BEDROOM
DETACHED HOUSE.

£269,950 Freehold



Situated in this highly regarded residential suburb, with the benefit of off-street parking for two to three vehicles. A particular feature of this property is the larger than expected rear gardens with a variety of themed areas with patio, pathways leading to further sections of the garden, and a vegetable patch at the foot of the plot.

Centrally heated and double glazed, the property also has solar panelling to the rear elevation offering cheaper electricity (further information is available on request).

The accommodation comprises entrance hall, living room to the front, fitted kitchen giving access to the dining room and a useful utility room. To the first floor the landing provides access to three bedroom and bathroom/WC.

An ideal location for families as local schools are close by, as is a regular bus service and the market town centre of Ilkeston is less than a mile away. This offers a variety of shops and amenities including a Tesco Extra and Morrisons.

Internal viewing is recommended.



ENTRANCE HALL

Glazed front entrance door, double glazed window, walk-in cloaks cupboard, radiator, stairs to the first floor.

LIVING ROOM

13'11" x 11'11" (4.26 x 3.64)

Flame effect gas fire, radiator, double glazed window to the front.

KITCHEN

14'0" x 7'6" (4.27 x 2.29)

Fitted range of wall, base and drawer units with work surfacing, breakfast bar and inset single bowl sink unit with single drainer. Gas cooker point, radiator, double glazed window to the rear, access to the dining room and utility room.

DINING ROOM

14'5" reducing to 9'6" x 11'11" (4.41 reducing to 2.90 x 3.64)

Gas fire, radiator, double glazed patio doors to the rear garden.

UTILITY ROOM

13'11" x 5'8" (4.25 x 1.74)

A useful space with plumbing for washing machine, double glazed window, doors to the front and rear elevations.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'11" x 11'10" (3.96 x 3.62)

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

BEDROOM TWO

11'11" x 10'5" (3.64 x 3.20)

Radiator, double glazed window to the rear.

BEDROOM THREE

7'6" x 7'6" (2.30 x 2.29)

Radiator, double glazed window to the front.

BATHROOM

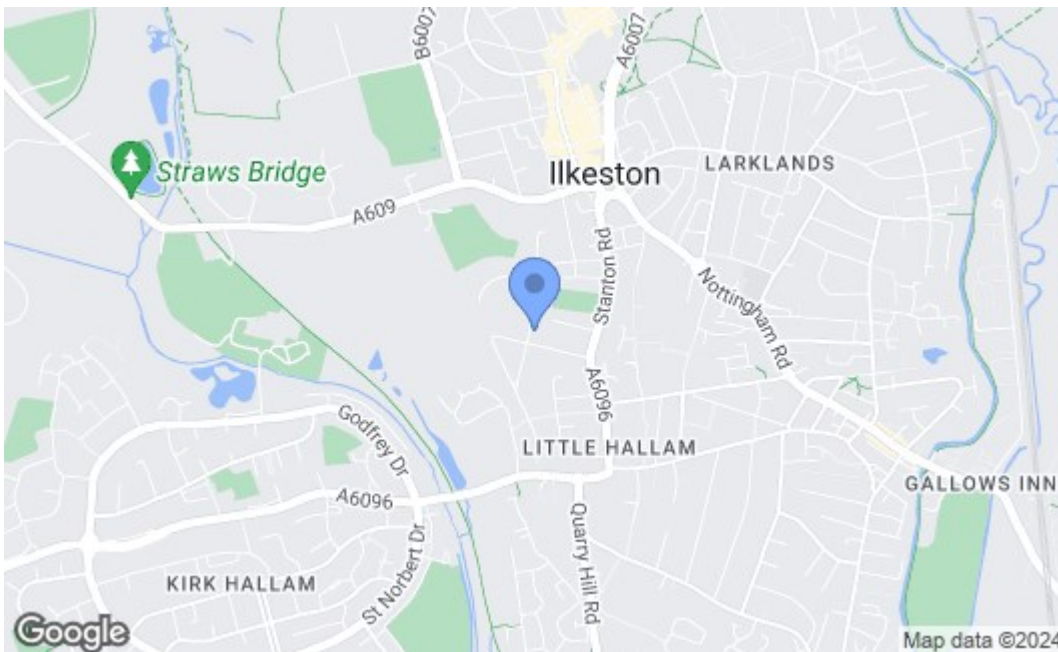
7'6" x 6'10" (2.30 x 2.10)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with electric shower. Heated towel rail, cupboard housing gas boiler (for central heating and hot water). Double glazed window.

OUTSIDE

To the front the garden is walled-in to both side boundaries with small dwarf garden wall to the front with hedging. There is a block paved driveway and forecourt providing parking for up to three vehicles with gated pedestrian access at the side leading to the rear garden. The rear garden is enclosed and of generous size, attractively landscaped with a variety of themed areas, comprising patio area beyond the rear elevation with shrub beds, a pathway leads to a middle section of the garden which is laid to lawn with mature shrub beds, ornamental pond, and then a pathway continues onto a further patio area beyond which is a vegetable patch at the foot of the plot.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		82	
(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.