



Malthouse Road
Ilkeston, Derbyshire DE7 4PX

A FOUR BEDROOM SEMI-DETACHED
HOUSE.

£279,950 Freehold



Tucked away at the end of a small cul de sac backing onto open space is this surprisingly spacious four bedroom semi-detached house.

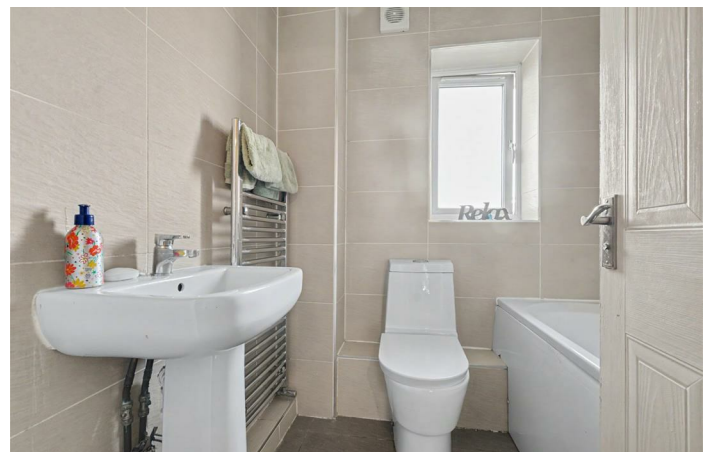
Benefitting from a two storey extension, this larger than expected property comes to the market in a ready to move into condition with fantastic accommodation for growing families.

Features of this property include an additional reception room, ideal as a snug/playroom, etc. and ideal for those looking to work from home. There is a generous open plan dining kitchen which enjoys aspects over the rear garden. The newly formed bedroom to the first floor is a generous size and has a dressing room to the rear (which could be adapted into an en-suite as it is adjacent to the existing family bathroom).

There is off-street parking for two cars and a good size rear garden with lawn and patio. The rear garden enjoys an open aspect over adjacent green space.

Situated in this popular and now established residential suburb, great for families and commuters alike, with Hallam Fields Junior School within walking distance and other schools close by. Ilkeston town centre is approximately 1 mile away and there are good road networks linking Nottingham and Derby, as well as the M1 motorway.

We believe this property will make a fantastic home for growing families and an internal viewing is recommended.



ENTRANCE HALL

Composite double glazed front entrance door, doors to living room and cloaks/WC.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Radiator and double glazed window.

LIVING ROOM

15'8" x 14'6" (4.80 x 4.43)

With stairs to the first floor and door to sitting room. Feature fire surround with inset flame effect electric fire, radiator, double glazed window to the front and connecting door to the dining kitchen.

SITTING ROOM

13'11" x 6'9" (4.25 x 2.08)

A versatile space which could be used as a playroom, second reception room or great for those looking to work from home. Radiator and double glazed window to the front.

DINING KITCHEN

14'6" x 8'3" (4.43 x 2.54)

Incorporating a range of fitted wall, base and drawer units, with contrasting square edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge, freezer and space for washing machine. Double glazed window to the rear and open to the dining room. Double glazed French doors opening to the rear garden.

DINING ROOM

8'1" x 6'9" (2.47 x 2.08)

Radiator, double glazed window to the rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

13'3" x 9'10" (4.05 x 3)

Radiator and double glazed window to the front.

BEDROOM TWO

16'11" x 6'9" (5.18 x 2.08)

Radiator, double glazed window to the front and door to dressing room

DRESSING ROOM

6'9" x 5'1" (2.08 x 1.55)

Currently used as a walk-in wardrobe with walk-in wardrobe with radiator and double glazed window.

BEDROOM THREE

10'6" x 8'1" (3.21 x 2.47)

Radiator and double glazed window to the rear.

BEDROOM FOUR

9'10" x 5'10" (3.00m x 1.78m)

Radiator and double glazed window to the front.

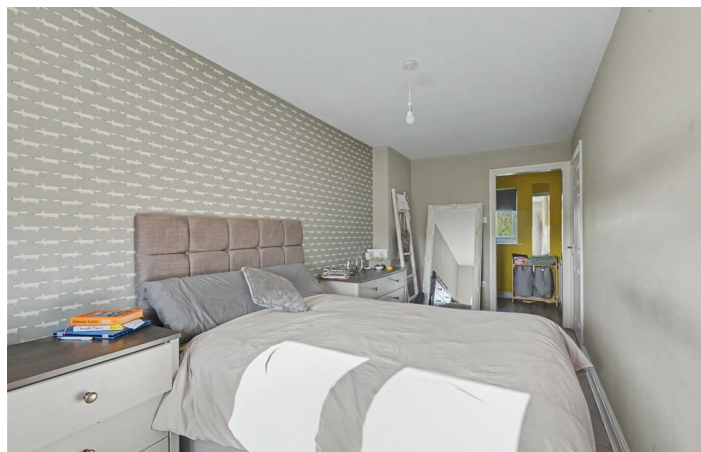
FAMILY BATHROOM

6'1" x 5'1" (1.86 x 1.55)

Modern three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Tiling to walls, heated towel rail and double glazed window.

OUTSIDE

The property is situated at the head of a small cul de sac with a forecourt providing off-street parking for two cars. There is a section of garden laid to lawn at the front and side with gate leading to the rear garden. The rear garden is of a good size, attractively landscaped with a patio area beyond the rear elevation and central section of garden laid to lawn flanked with attractive colourful ornamental shrub and flower borders. There is a garden shed.





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 (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.