

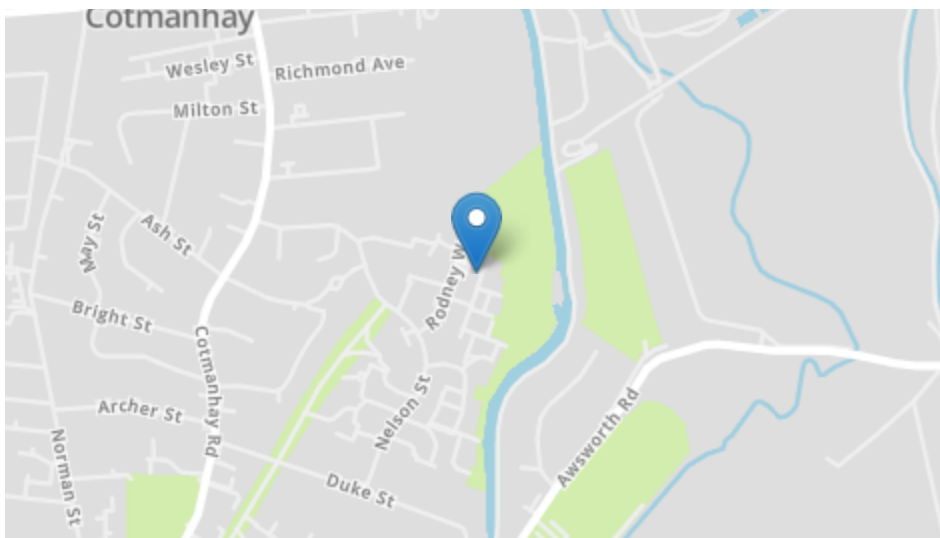
Rodney Way, Ilkeston, DE7 8PW

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Recently Fitted Kitchen & Bathroom
- Driveway
- Popular Cul-de-Sac Location
- Short Drive To Ilkeston Town Centre
- Private Rear Garden With Open Views
- Ideal First Home or Investment

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26616703

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





**\*\*\* SUPERB REFURB \*\*\*** This stunning semi detached has undergone a major refurbishment and boasts a stylish decor, modern open plan living space and a generous garden to the rear. The property in brief comprises to the ground floor; entrance hall, lounge and open plan dining kitchen. To the first floor a landing giving access to three generous bedrooms and a three piece bathroom suite. To the outside a front garden with driveway providing ample off road parking and to the rear an extensive enclosed garden with patio and lawn areas. The property is just a mile from Ilkeston Town Centre which offers a wide range of public services, shops & amenities including river Erewash a short walk away. Bus stops are within walking distance with routes to various destinations including Ilkeston, Derby & Nottingham, Ilkeston Train Station is also just a short drive away.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and door to the lounge.

### Lounge

4.87m x 3.18m (16' 0" x 10' 5") UPVC double glazed window to the front, 2 radiators and door to the dining kitchen.

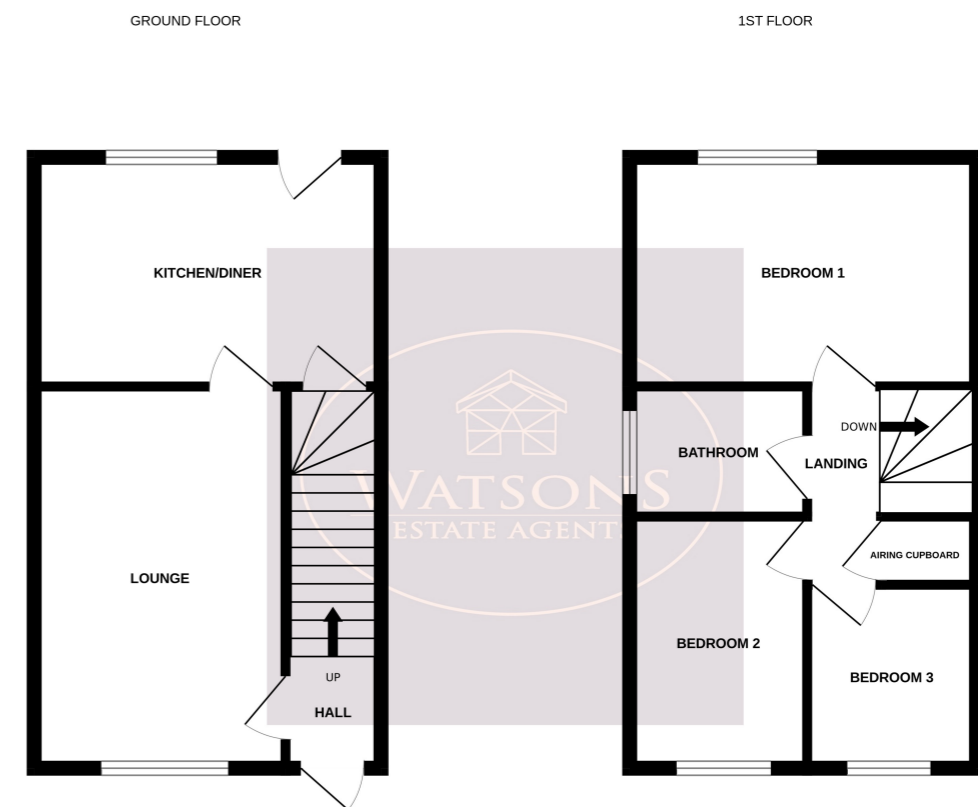
### Dining Kitchen

4.18m x 2.77m (13' 9" x 9' 1") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, radiator, ceiling spotlights, uPVC double glazed window to the rear, under stairs storage cupboard and door to the rear garden.

## First Floor

### Landing

Storage cupboard and doors to all bedrooms and bathroom.



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 by any prospective purchaser. 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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### Bedroom 1

4.17m x 2.82m (13' 8" x 9' 3") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.04m x 2.13m (10' 0" x 7' 0") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.13m x 1.95m (7' 0" x 6' 5") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property with a lawn area, a tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy with open views. The garden comprises paved patio and turfed lawn which is enclosed by timber fencing to the perimeter with gated access to the side.