

Cromwell Avenue, Ilkeston, DE7 4AW

£250,000



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Our Seller says....

- New Build
- Detached Home
- 3 Bedrooms
- Dining Kitchen with Bi Fold Doors
- Downstairs WC
- Driveway
- Builder's Warranty
- Cul de Sac Location
- Popular Residential Area

want to view?

Call us on 0115 938 5577

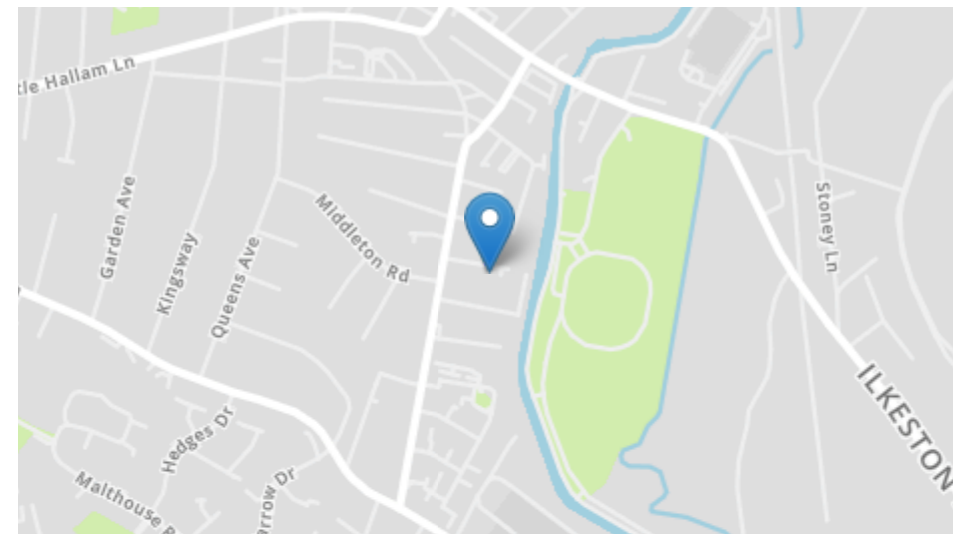
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 25991518



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.

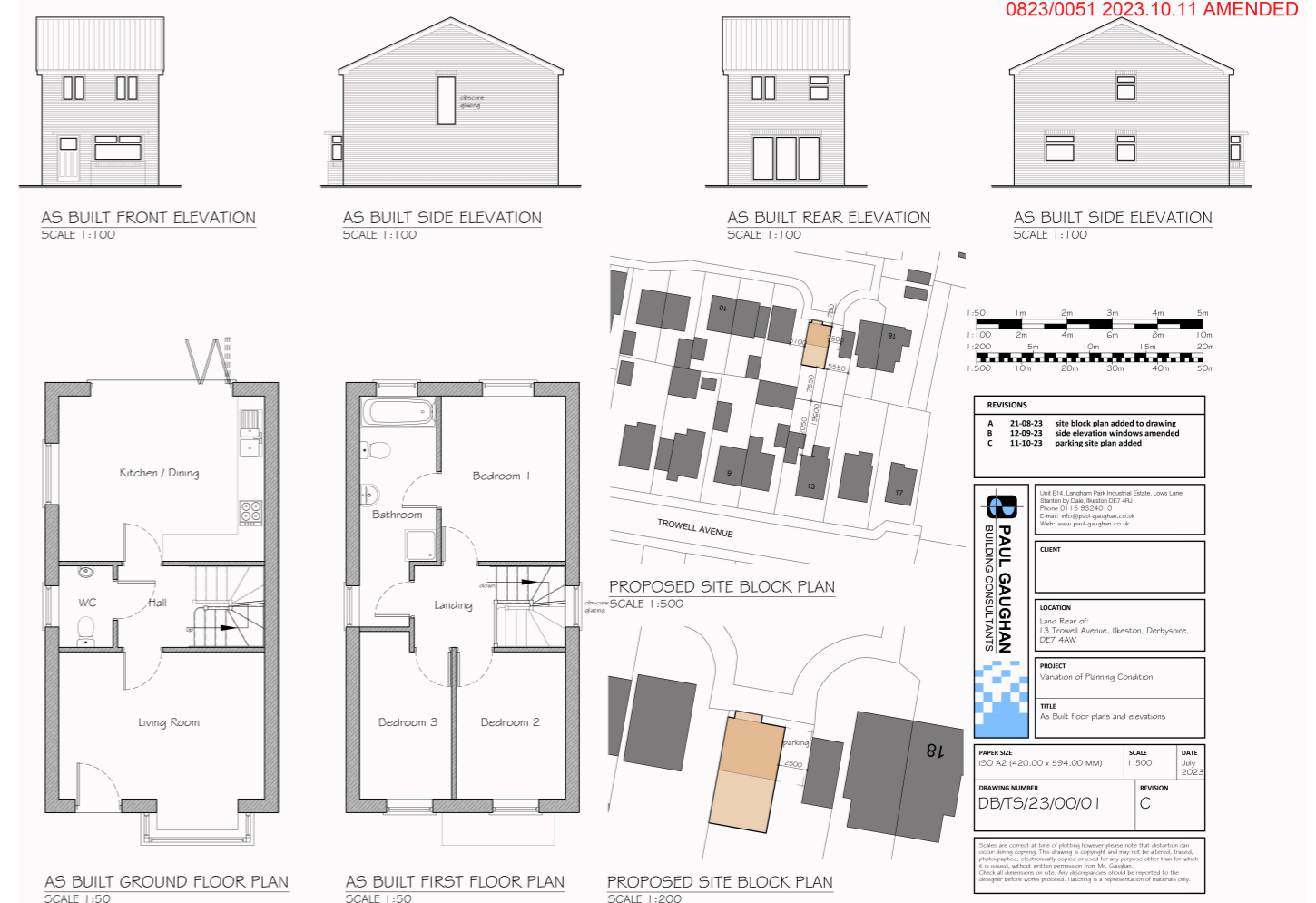


40 Main Street, Kimberley, NG16 2LY

www.watsons-residential.co.uk

0115 938 5577

8am-8pm - 7days



*** NEW BUILD ALERT *** Nestled away on a quiet cul-de-sac just outside Ilkeston Town Centre, this brand new detached home is currently under construction and is scheduled to be completed Early 2024. If an early sale is secured, the lucky buyer could have the option to choose some of the cosmetic finishes. In brief, the ground accommodation comprises; Lounge, WC and a dining kitchen with bi folding doors leading to the rear garden. On the first floor, the landing leads to three bedrooms and the bathroom which will be fitted with a three piece suite. Outside, a driveway to the front provides off street parking and the modest rear garden will be fairly low maintenance. This location is served by regular bus service within walking distance, and Ilkeston Town Centre - which offers a number of amenities - is just 1.5 miles away. An appropriate warranty for the build will be in place for buyer peace of mind. Early viewing is encouraged to have maximum input into finishings. For more information or to secure an appointment, call our team.

Ground Floor

Lounge

4.38m x 3.25m (14' 4" x 10' 8") UPVC double glazed window to the front, radiator. Door to inner hall.

Inner Hall

Stairs to the first floor, under stair storage cupboard, doors to WC and dining kitchen.

Dining Kitchen

4.38m x 3.65m (14' 4" x 12' 0") UPVC double glazed window to the side, to be fitted with wall & base units work surfaces, sink unit and drainer. Bi fold doors leading out to the rear garden.

First Floor

Bedroom 1

4.55m x 3.14m (14' 11" x 10' 4") UPVC double glazed window to the rear, radiator.

Bedroom 2

3.46m x 2.3m (11' 4" x 7' 7") UPVC double glazed window to the front radiator.

Bedroom 3

3.46m x 2.3m (11' 4" x 7' 7") UPVC double glazed window to the front, radiator.

Bathroom

2.5m x 1.7m (8' 2" x 5' 7") UPVC double glazed Window to the rear and side. To be fitted with a bath, WC & sink unit.

Outside

The front and side will have provision for off street parking, and the modest rear garden will be low maintenance, with plans to fit a paved patio area, artificial lawn, and to erect timber fencing to the perimeter.

Agents Note

The room descriptions are in accordance to the approved plans. Room measurements and fittings are 'proposed' and may be subject to change. Full details of the planning can be found online at www.erewash.gov.uk, using the reference number 0823/0051