

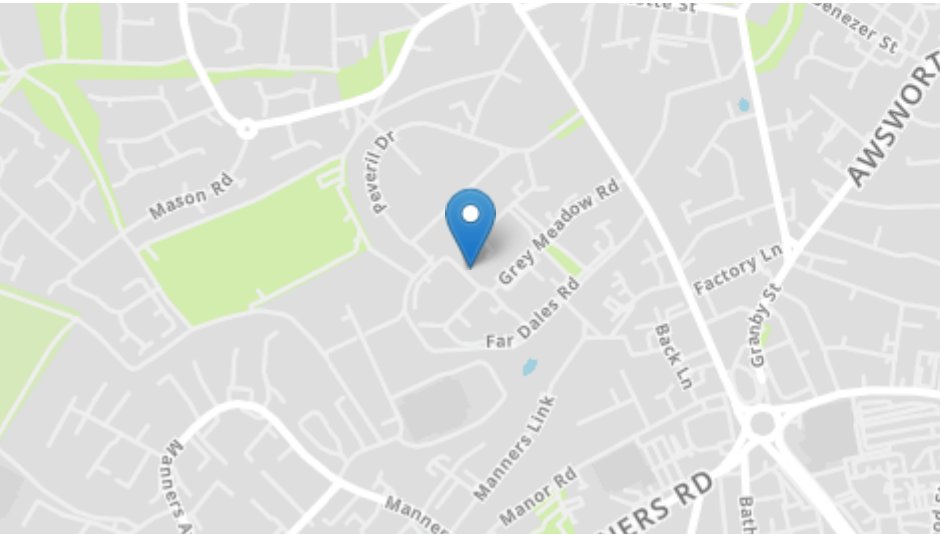
Scollins Court, Ilkeston, DE7 8GY

Offers Over £250,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	77	81
	EU Directive 2002/91/EC	



- End Town House
- 4 Bedrooms
- Downstairs WC
- En Suite To Primary Bedroom
- Off Road Parking & Garage
- Well Presented Versatile Accommodation
- Well Regarded Location
- Easy Access To Amenities

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 - 29458041

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



*** Get MORE for your money! *** With accommodation over 3 floors & 4 good size bedrooms (en suite to primary), this end town house in a well regarded part of Ilkeston is perfect for families wanting MORE! The well presented & versatile accommodation comprises in brief: entrance hallway to downstairs wc & dining kitchen, the lounge & bedroom 4 (currently used as a study) are on the first floor, with bedrooms 1, 2 & 3 on the top floor. Outside, the block paved driveway for 2 cars gives access to a single garage providing plenty of off street parking and the ability to install an electric car charging point. whilst the lawned rear is fairly low maintenance. Although this is a quiet cul-de-sac, there is a wealth of shops & amenities nearby, as well as transport links including bus & train. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator and stairs to the first floor. Doors to the WC and dining kitchen.

WC

WC, pedestal sink unit and radiator.

Dining Kitchen

4.81m x 3.63m (15' 9" x 11' 11") A range of matching high gloss wall & base units. Work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. Integrated combination boiler. Ceiling spotlights, radiator and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, stairs to the second floor and doors to the lounge, bedroom 4 and bathroom.

Lounge

4.8m x 3.7m (15' 9" x 12' 2") Karndean flooring, radiator and French doors to the Juliet balcony to the rear.

Bedroom 4

3.07m x 2.58m (10' 1" x 8' 6") UPVC double glazed window to the front, radiator and Karndean flooring.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Extractor fan, ceiling spotlights and radiator.



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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Second Floor

Landing

Built in storage cupboard, access to the attic (partly boarded) and doors to primary bedroom, bedrooms 2 & 3.

Primary Bedroom

3.8m (4.8m max) x 2.95m (12' 6" x 9' 8") 2 UPVC double glazed windows to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Extractor fan and radiator.

Bedroom 2

3.68m x 2.58m (12' 1" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.68m x 2.16m (12' 1" x 7' 1") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property, a block paved driveway provides off road parking for 2 cars leading to the integral garage with up & over door and power. The rear garden comprises a timber decking seating area, turfed lawn and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has provided the following information: The service charge is £170.83 per annum and is managed by Encore Estates. The Boiler is in the kitchen and is 10 years old and was last serviced March 2025.