

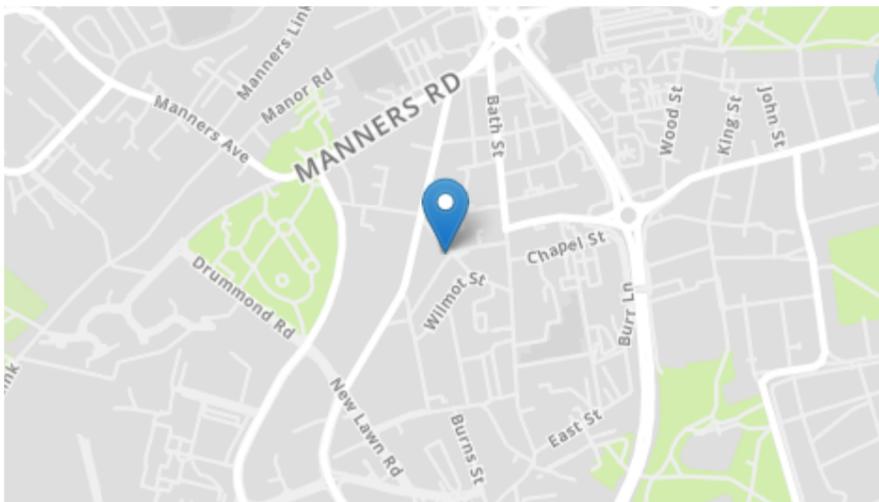
Fullwood Street, Ilkeston, DE7 8AZ

Offers Over £600,000



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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			
		69	78
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 5 Bedrooms Plus 2 Bedroom Annex
- 4 Reception Rooms
- Downstairs WC & Utility Room
- Self Contained Annex
- Driveway
- Low Maintenance Rear Garden
- Walking Distance To Amenities & Transport Links

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 - 30122788

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



*** A HOME IN ITS OWN LEAGUE *** A unique, vastly improved and extended detached property in the popular town of Ilkeston offering flexible accommodation to potential buyers. Perfect for generational living or two families coming together, along with those who work from home. The main house offers five bedrooms, primary with en-suite wet room, four reception rooms, study and a private low maintenance rear garden. The self-contained annexe provides a further two bedrooms over two floors. Briefly comprising entrance hallway, lounge, snug, dining room, study, kitchen, utility room, downstairs WC and office. To the first floor, five bedrooms, primary with en-suite wet room, and family bathroom. The self-contained annexe comprises, utility room, one bedroom with shower room, inner hallway, open plan lounge/kitchen/diner, games room and the whole of the ground floor annexe is all water fed under floor heating. To the first floor a further bedroom. Outside, the property is located down a driveway off the main road with a generous driveway providing ample off road parking, to the rear is a privately enclosed and low maintenance garden, wrapping around the side of the property. A short drive away from Ilkeston town centre, amenities are on your doorstep including shops, supermarkets and schools. This is a unique opportunity to acquire a property offering flexibility and space. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Radiator, stairs to the first floor, under stairs storage, tiled flooring and doors to the lounge, dining room and snug.

Lounge

8.1m x 4.1m (26' 7" x 13' 5") UPVC double glazed bay window to the front, 2 radiators, feature fire place with inset real flame gas fire and French doors to the rear.

Snug

3.03m x 3.35m (12' 11" x 11' 0") Radiator and French doors to the rear.

Dining Room

4.83m x 4.02m (15' 10" x 13' 2") UPVC double glazed window to the front, radiator, exposed ceiling beams, wood effect laminate flooring, open to the kitchen. Door to the utility room.

Kitchen

4.07m x 3.03m (13' 4" x 10' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer units. Space for Range style cooker with extractor over, integrated fridge freezer & dishwasher. Wood effect laminate flooring. Walk in pantry, uPVC double glazed window to the rear.

Utility Room

3.0m x 1.98m (9' 10" x 6' 6") A range of matching base units, work surfaces incorporating an inset sink & drainer unit. Tiled flooring, plumbing for washing machine and tumble dryer, radiator, uPVC double glazed window to the front. Door to the WC and door to the side to the rear garden. Doors to the study and storage cupboard.

WC

WC and obscured uPVC double glazed window to the side.

Study

3.4m x 2.88m (11' 2" x 9' 6") UPVC double glazed window to the rear, wall mounted boiler and radiator.

Office

3.4m x 2.48m (11' 2" x 8' 2") Radiator and door to the rear.

First Floor

Landing

Storage cupboard, access to the attic (fully boarded with drop down ladder) and doors to all bedrooms and bathroom.

Primary Bedroom

5.57m x 4.05m (18' 3" x 13' 3") UPVC double glazed window to the front, wall to wall, floor to ceiling wardrobes, radiator and door to the en suite.

En Suite

3 piece suite comprising WC, wall mounted sink and wall mounted electric shower. Extractor fan, obscured uPVC double glazed window to the rear and radiator.

Bedroom 2

4.14m x 3.92m (13' 7" x 12' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

4.03m x 3.12m (13' 3" x 10' 3") UPVC double glazed window to the rear and radiator.

Bedroom 4

4.12m x 3.25m (13' 6" x 10' 8") UPVC double glazed window to the front and radiator.

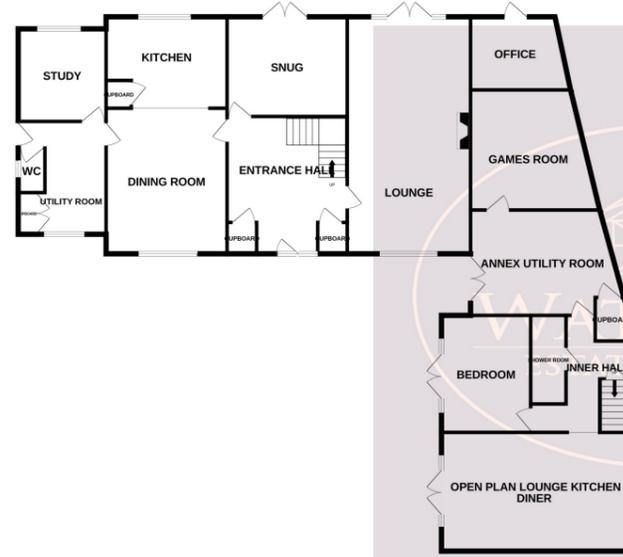
Bedroom 5

3.38m x 2.1m (11' 1" x 6' 11") UPVC double glazed window to the rear and radiator.

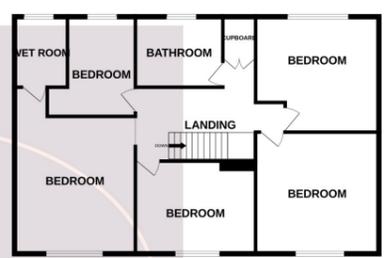
Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2026

Outside

To the front of the property, a block paved driveway provides ample off road parking. Other features include flower bed borders with a range of plant & shrubs. The driveway is secured by electric composite panel gates to the front. To the side of the property is a timber decking seating area, artificial lawn and 2 brick built out houses. The rear garden comprises a concrete patio seating area.

Annexe

Ground Floor

Lounge Diner Kitchen

6.34m x 3.88m (20' 10" x 12' 9") Wood effect laminate flooring with underfloor heating and French doors to the front. Open to the kitchen area. Kitchen Area - A range of matching wall & base units, with feature up lighting, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over and dishwasher. Water fed under floor heating

Inner Hall

Wood effect laminate flooring with under floor heating. Open to the lounge / dining / kitchen, utility room, shower room and bedroom 3. Stairs to the primary bedroom. Water fed under floor heating.

Utility Room

5.23m x 3.14m (17' 2" x 10' 4") A range of matching wall & base units. Wood effect laminate flooring with under floor heating, integrated combination boiler, door to the storage cupboard. French doors to the front and door to the inner hall. Water fed under floor heating.

Bedroom 2

4.22m reducing to 3.37m x 3.88m (13' 10" x 12' 9") Wood effect laminate flooring with under floor heating. Water fed under floor heating.

Games Room

3.50m x 2.97m (12' 10" x 9' 9") Wood effect laminate flooring with water fed under floor heating and French doors to the front.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower over. Ceiling spotlights, extractor fan, water fed under floor heating.

First Floor

Bedroom 1

6.24m x 4.66m (20' 6" x 15' 3") 6 velux windows and 2 radiator.

Agents Note

The seller has provided us with the following information: the boilers are located, in the main house in the cupboard in the utility room and is 6 years old and in the annexe it is located in the cupboard in the utility room and is 3 years old.