

Eyres Gardens, Ilkeston, DE7 8JE

£220,000



Eyres Gardens, Ilkeston, DE7 8JE

£220,000



want to view?

Call us on 0115 938 5577

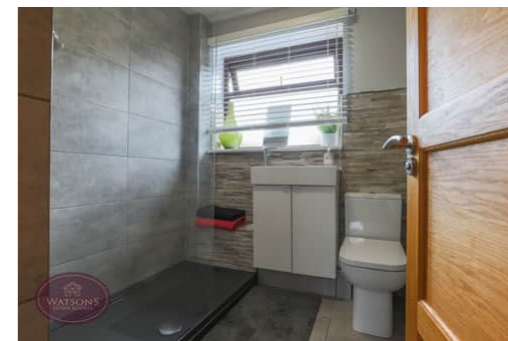
Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 28052809



Our Seller says....

- Semi Detached House
- 3 Bedrooms
- Dining Kitchen
- Conservatory
- Off Road Parking & Detached Garage
- Excellent Road & Public Transport Links Including Train
- Cul De Sac Location
- Walking Distance To Amenities

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



***** VIEWING RECOMMENDED ***** This beautifully presented 3 bed semi sits on a quiet cul de sac 1 mile from Ilkeston Town Centre where there is a wide range of shops and transport links including train. Whether you are a small family, down-sizing, or a first time buyer, this is well worth a look. The home offers a perfect blend of modern comfort and convenience and in brief, the accommodation comprises: entrance hall, lounge, modern open plan dining kitchen/family room and conservatory. To the first floor you will find 3 good sized bedrooms and 3 piece family shower room. Outside, the rear garden offers a good level of privacy and boasts 3 paved patio seating areas, raised flower bed borders and gravel beds creating a low-maintenance space perfect for summer entertaining. The property also includes a garage and an allocated parking space, providing ample parking options. For more information or to book your viewing, call our team today. We highly recommend a viewing to fully appreciate all this house has to offer.

Ground Floor

Entrance Hall

Composite entrance door to the front, tiled flooring, radiator and door to the lounge. Stairs to the first floor.

Lounge

4.0m x 3.78m (13' 1" x 12' 5") UPVC double glazed window to the front, electric fire, radiator, Karndean flooring, under stairs storage and door to the kitchen.

Breakfast Kitchen

4.76m x 3.03m (15' 7" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Plumbing for washing machine & dishwasher. UPVC double glazed window to the rear, Karndean flooring, breakfast bar, 2 radiators and open to the conservatory.

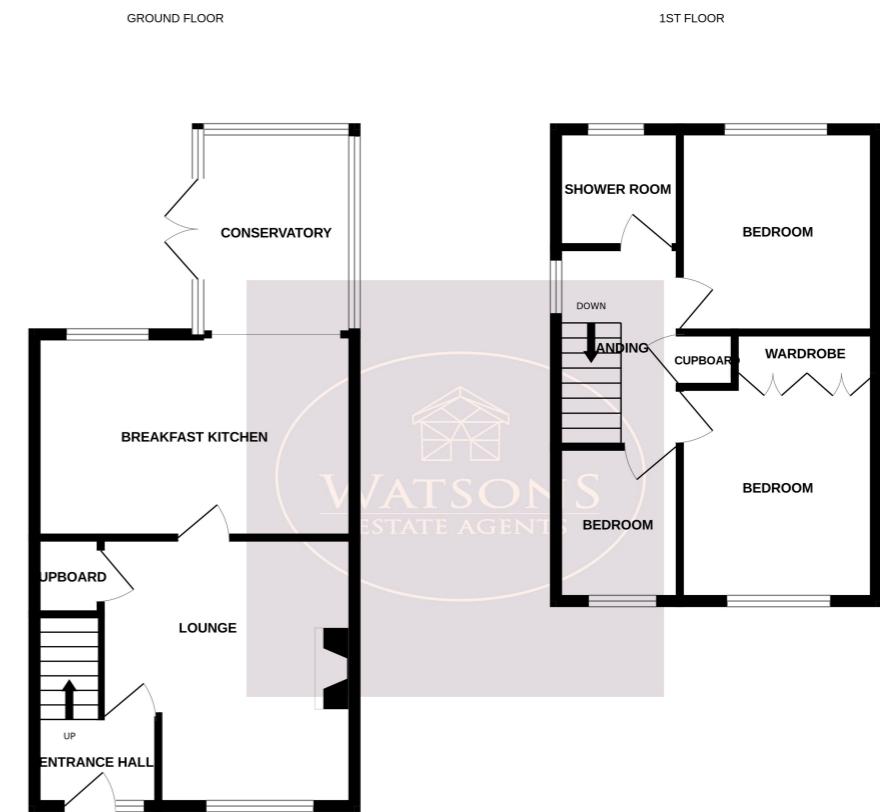
Conservatory

Brick & uPVC double glazed construction, Karndean flooring, 2 radiators and French doors to the rear garden.

First Floor

Landing

3.06m x 2.33m (10' 0" x 7' 8") Airing cupboard, access to the attic 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.
Made with Metropex 02024

Bedroom 1

3.4m x 2.92m (11' 2" x 9' 7") UPVC double glazed window to the front, fitted 4 door wardrobes and radiator.

Bedroom 2

3.03m x 2.92m (9' 11" x 9' 7") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator. Wood effect laminate flooring.

Bedroom 3

2.3m x 1.84m (7' 7" x 6' 0") Radiator and uPVC double glazed window to the front.

Shower Room

1.84m x 1.76m (6' 0" x 5' 9") 3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. The rear garden offers a good level of privacy and comprises 3 paved patio seating areas, raised flower bed borders with a range of plants & shrubs and gravel beds. The garden is enclosed by timber fencing to the perimeter with gated access to the side. Adjacent to the property is a single garage with up & over door and a driveway with parking for one car.