

Hermitage Walk, Ilkeston, Derbyshire. DE7 4BW

£280,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire properties are pleased to present this spacious three bedroom detached bungalow in need of some degree of modernisation and located on a sizable plot. The property is located on a quiet cul-de-sac and viewing is highly recommended. We believe the property will attract those looking to retire or downsize.

The property briefly comprises of :- kitchen, living room, bedroom, inner hallway, bathroom, two further double bedrooms and conservatory. Externally the property is located on a sizable and private plot and offers parking and detached garage.

Situated on the outskirts of the market town of Ilkeston, the area enjoys an excellent range of local amenities including; shops, regular bus service and, for those who enjoy the outdoors, open countryside and nearby Erewash golf course. The location provides easy access to both Derby and Nottingham.

## FEATURES

- No Upward Chain
- Detached Bungalow in Cul-De-Sac Location
- Some Modernisation required
- Three Bedrooms
- Parking for several vehicles and Garage
- Situated Close To Bus Routes
- Council Tax Band C
- Convenient Access to Local Shops and the Town Centre



## ROOM DESCRIPTIONS

### Kitchen

14' 2" x 8' 9" (4.32m x 2.67m)

Mainly comprising of a range of wall and base mounted units with roll top worksurface incorporating a single stainless steel sink drain unit with mixer taps and part tiled walls. Useful floor to ceiling ladder cupboards, windows to the rear and side elevations, wall mounted radiator and internal door leading to:-

### Living Room

17' 8" x 11' 6" (5.38m x 3.51m)

With window to the front elevation and door to the side elevation, wall mounted radiators, TV point. The feature focal point of the room is an electric fire with a stone surround and tiled hearth.

### Inner Hallway

Access from the living room, ceiling mounted loft access point, and wall mounted radiators.

### Modern Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

This recently remodelled bathroom comprises of a four piece suite to contain WC, vanity unit, low-level bath and separate standing shower. Fully tiled walls, obscured windows to the rear elevation, wall mounted radiator.

### Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)

With window to the side elevation and wall mounted radiator.

### Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m)

The larger of the three bedrooms with window to the rear elevation and wall mounted radiator.

### Bedroom Three

9' 0" x 8' 9" (2.74m x 2.67m)

With window to the rear elevation, wall mounted radiator, fitted wardrobes and a large patio door providing access to the conservatory (this room could be potentially used as the lounge or second lounge).

### Conservatory

10' 6" x 10' 4" (3.20m x 3.15m) Constructed from a brick base and UPVC units with pitched roof. Wall mounted electrical panel heaters, tiled floor covering and wall mounted radiator.

### Outside

The property is positioned on a sizable plot and the front elevation is an area which is mainly laid to lawn with Tarmacadam driveway providing parking for 3 to 4 vehicles. The driveway provides access to an attached garage with up and over door, light and power. The main garden is located to the side elevation and is mainly laid to lawn with mature stocked flowerbeds and borders that provide high levels of privacy from neighbouring properties. To the rear elevation is a small lawn with hedgerow boundaries to neighbouring properties, patio area, greenhouse, water bottles and useful storage shed.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## FLOORPLAN



**Approximate total area<sup>(1)</sup>**  
1080.82 ft<sup>2</sup>  
100.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360