

34 Church Street, Ilkeston, Derbyshire, DE7 8QJ

£650,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	70	76
EU Directive 2002/91/EC		

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 - 29315996



- Spacious Detached Dormer Bungalow
- 2 Ground Floor Bedrooms & 2 First Floor Bedrooms
- En Suite To Primary Bedroom
- Downstairs Bathroom & Shower Room
- Utility Room
- Ample Off Road & Double Garage
- Beautifully Established Extensive Rear Garden
- Stylishly Presented Throughout

Our Seller says....

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





\*\*\* COME HOME TO CHURCH STREET \*\*\* A wonderful, three/four bedroom detached dormer bungalow located on the popular Church Street in Ilkeston. This much loved family home has been sympathetically renovated by the current vendors, creating a homely and spacious place to call home. Briefly comprising; entrance hallway, bathroom, lounge, open plan dining/kitchen, utility room, dining room/bedroom three, primary bedroom, and en-suite. To the first floor, two further bedrooms and bathroom. Outside, the property is set back from the road, with wonderful, private, mature gardens. The rear garden is a particular feature to the property, with lawned gardens, a bar, hot tub area, patios, and a garage. Church Street is a sought after address in Ilkeston with a range of nearby amenities including an array of shops in Ilkeston, supermarkets, schools, and excellent road and commuter links, including the train station. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to primary bedroom, bedroom 3/dining room, bathroom and dining kitchen. Versace tiled flooring.

Downstairs Bathroom

3 piece suite in white comprising WC, vanity sink unit & bath. Ceiling spotlights and obscured uPVC double glazed window to the front. Versace tiled flooring.

Primary Bedroom

7.2m x 4.37m (23' 7" x 14' 4") UPVC double glazed windows to the front & side, a range of fitted furniture, wood effect laminate flooring and radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, glass pedestal basin and shower cubicle with massage mains fed shower. Obscured uPVC double glazed window to the side, heated towel rail and ceiling spotlights.

Dining Room/Bedroom 3

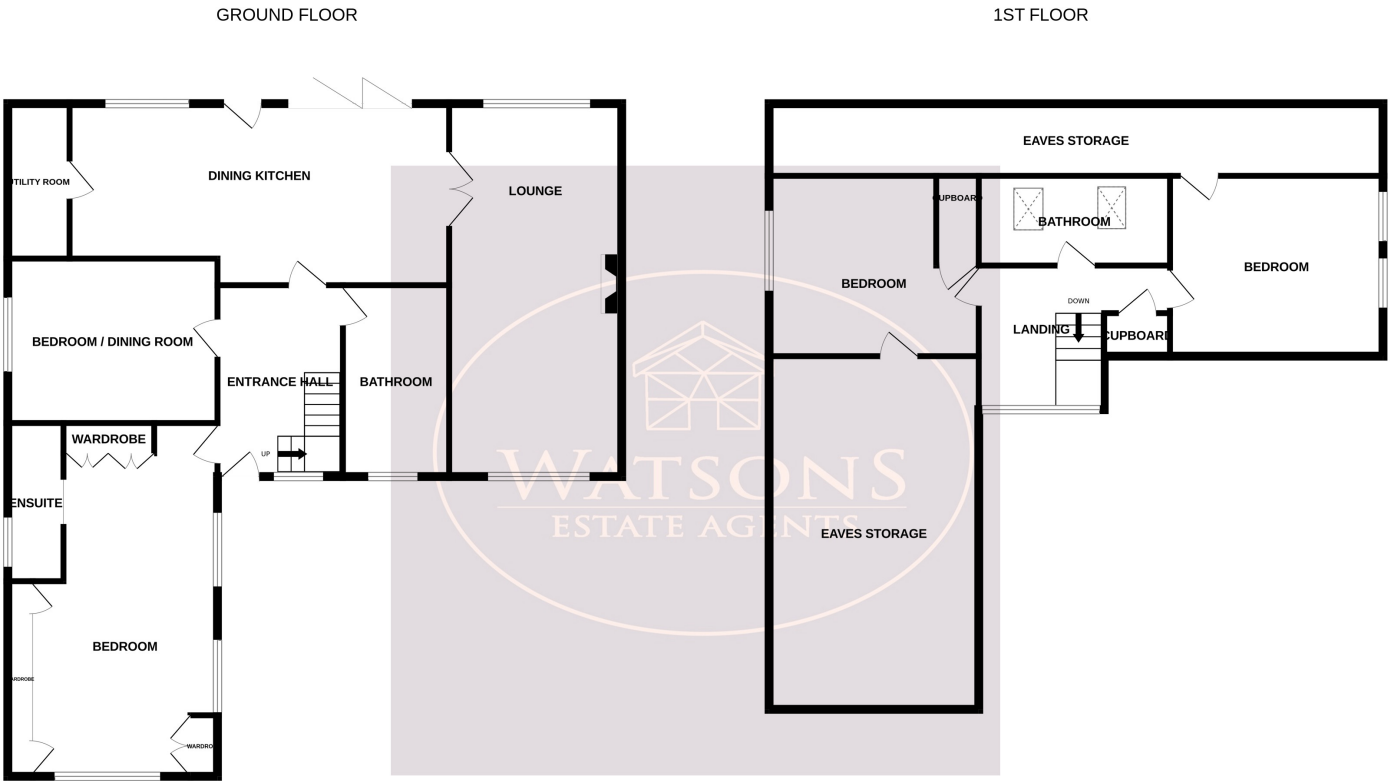
4.27m x 3.41m (14' 0" x 11' 2") UPVC double glazed window to the side and radiator.

Lounge

7.7m x 3.5m (25' 3" x 11' 6") UPVC double glazed windows to the rear, side and front, feature fire place with inset multi fuel burner, radiator and French doors to the dining kitchen.

Dining Kitchen

9.17m x 3.89m (30' 1" x 12' 9") A range of matching wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include double electric oven & dishwasher. Central island offers further storage space and housing the induction hob with extractor over. Tiled flooring, ceiling spotlights, vertical radiator, plumbing and wiring for an American style fridge freezer. Bi folding doors to the rear garden, door to the rear garden and door to the utility room. UPVC double glazed window to the rear.



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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