

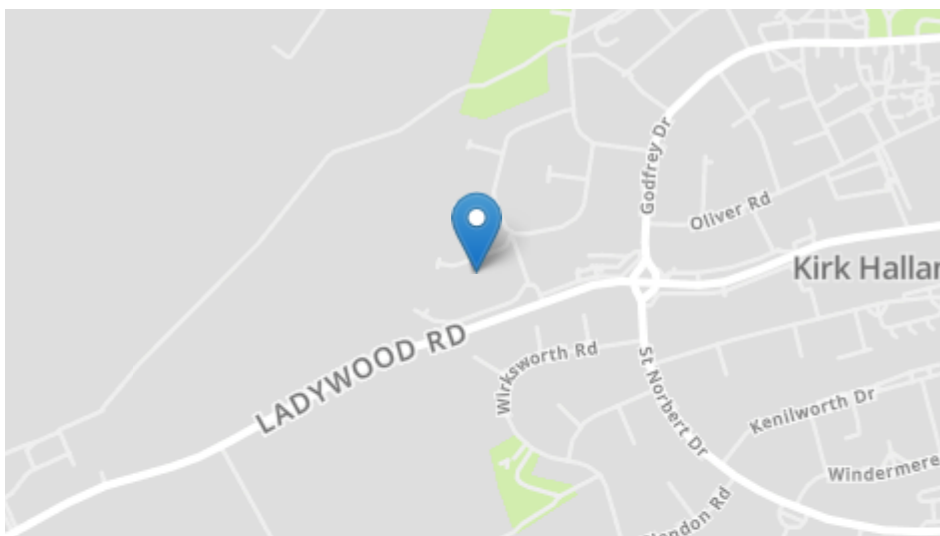
Ridgeway Drive, Ilkeston, Derbyshire, DE7 4JP

£375,000



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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 |                         |           |
|   | 78                      | 87        |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |



- Detached Family Home
- 4/5 Bedrooms
- 2 Reception Rooms
- En Suite to Primary Bedroom
- WC & Utility Room
- Driveway
- South West Facing Rear Garden With Fully Fitted Bar & Open Views
- Cul-de-Sac Location

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 - 27020829

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



\*\*\* COULD THIS BE YOUR FOREVER FAMILY HOME? \*\*\* Arguably the best plot in Kirk Hallam... With stunning views to the rear of the neighbouring field looking out over West Hallam, then uninterrupted views over Ilkeston and afar to the front of the property. truly is a 'one off property'. Occupying a delightful elevated position on this popular cul de sac residential area. The property boasts superb open views to the rear and naturally has great walks in the surrounding area. This beautiful property has been individually built and offers great spacious living accommodation. The property in brief comprises entrance hall with access to four double in size bedrooms, an en suite to the primary bedroom and a three piece shower room. The first floor landing giving access to a lounge, open plan dining kitchen, utility room, w/c, snug and further reception room/bedroom five. To the outside a front garden with a driveway providing ample off road parking, and to the rear an enclosed, landscaped garden with open field views and summer house to the rear. This property is located on the outskirts of Kirk Hallam with local schools nearby. It is within a short drive to Ilkeston Town Centre which facilitates supermarkets, local shops, restaurants, pubs, doctors surgery, leisure facilities at The Victoria Leisure Centre and The Manor Health Club and within driving distance to The Waterside Retail Park and The Giltbrook Retail Park. Ilkeston Community Hospital is also within a short drive. Good access to Ilkeston Train Station, A610 and Junction 26 of the M1.

## Ground Floor

### Entrance Hall

UPVC double glazed doors and uPVC double glazed window to the front, open wooden staircase to the first floor and radiator. Doors to all bedrooms and shower room.

### Primary Bedroom

4.63m x 3.73m (15' 2" x 12' 3") UPVC double glazed window to the side, radiator and door to the en suite.

### En Suite

3 piece suite comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail.

### Bedroom 2

4.55m x 3.74m (14' 11" x 12' 3") UPVC double glazed bay window to the front and radiator.

### Bedroom 3/Office

2.57m x 2.52m (8' 5" x 8' 3") Wood effect laminate flooring and radiator.

### Bedroom 4

2.57m x 2.3m (8' 5" x 7' 7") UPVC double glazed window to the front and radiator.

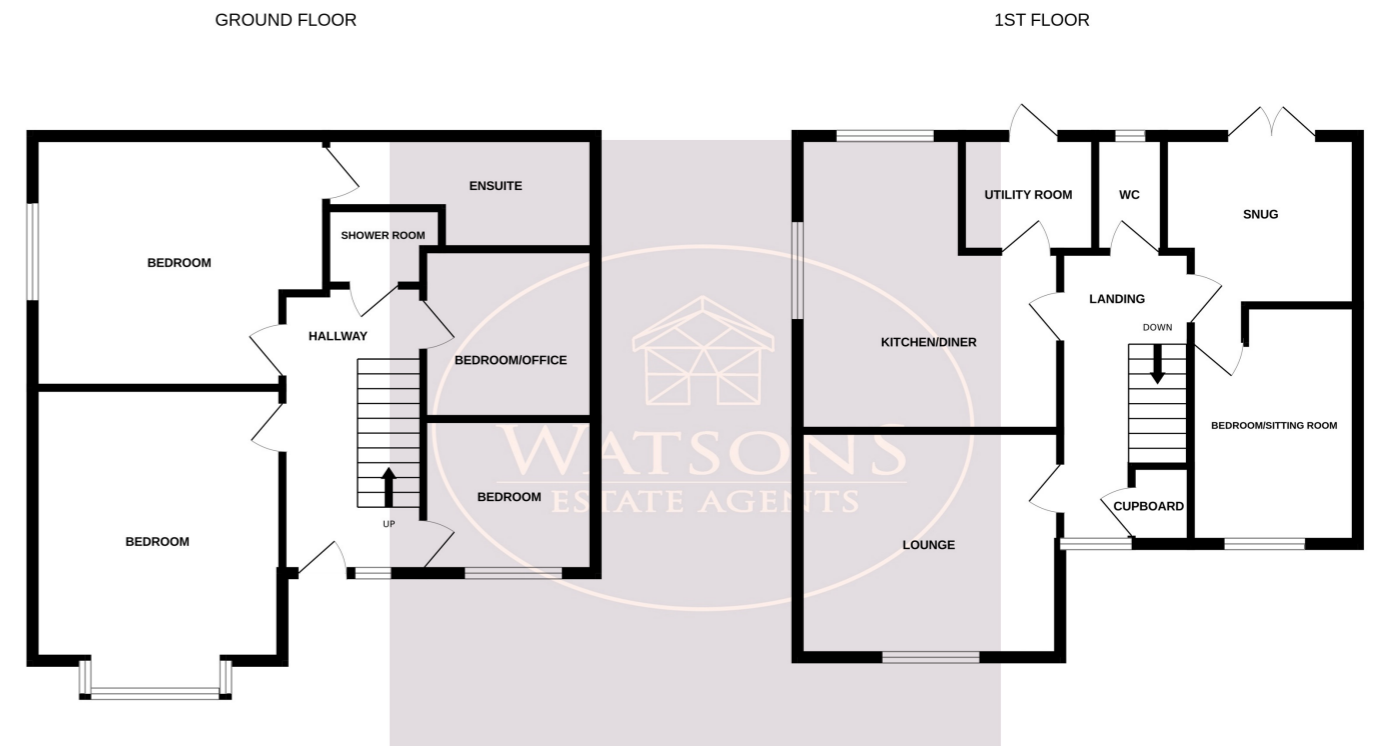
### Shower Room

1.91m x 1.48m (6' 3" x 4' 10") 3 piece suite comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail and feature mirror.

## First Floor

### Landing

UPVC double glazed window to the front, radiator and over stairs storage. Doors to the lounge, dining kitchen, sitting room, snug and WC



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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### Lounge

3.93m x 3.36m (12' 11" x 11' 0") UPVC double glazed window to the front with open views. Radiator.

### Dining Kitchen

4.44m x 3.93m (14' 7" x 12' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Ceiling spotlights, radiator, wood effect laminate flooring, uPVC double glazed windows to the side and rear. Door to the utility room.

### Utility Room

2.01m x 1.7m (6' 7" x 5' 7") Plumbing for washing machine and door to the rear garden. Radiator.

### Snug

3.02m x 2.87m (9' 11" x 9' 5") UPVC double glazed French doors leading to the private terrace with hot tub and views over nearby countryside. Radiator and door to the sitting room.

### Sitting Room/Bedroom 5

3.56m x 2.87m (11' 8" x 9' 5") UPVC double glazed window to the front and radiator.

### WC

WC, wall mounted sink.

### Outside

To the front of the property, a driveway provides ample off road parking and includes external tap and power points. The side of the property is used for storage. The South West facing rear garden offers a good level of privacy with stunning open views over nearby countryside and in the evening incredible sunsets and comprises a paved patio, hot and cold external tap, timber decking seating area, timber built summer house and steps up to a turfed lawn. The garden has a separate area with hot tub. There is a large lodge to the bottom of the garden with its own decking area. The lodge is insulated and has power and an alarm system and is currently used as a bar and games room.