

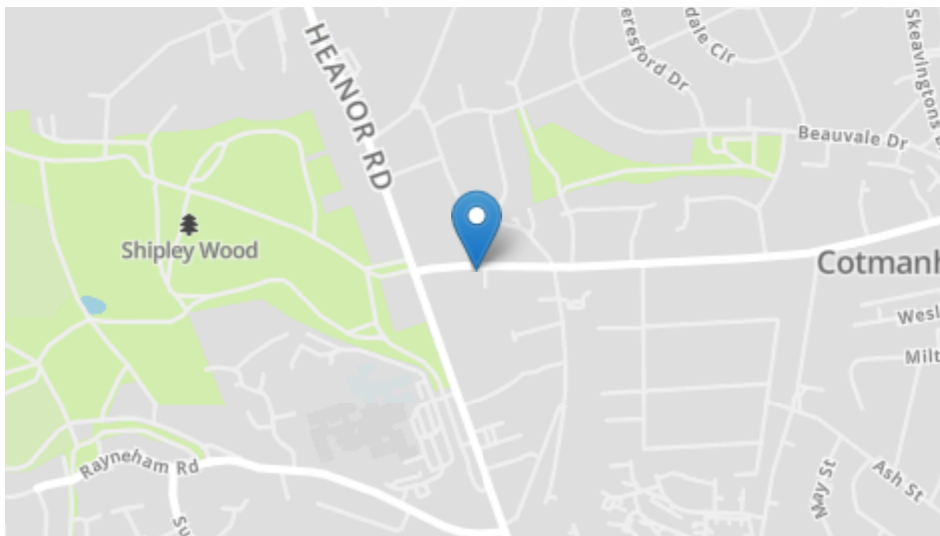
Church Street, Ilkeston, DE7 8QF

£395,000



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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Detached Family Home
- 6 Bedrooms
- 2 En Suites & Family Bathroom
- Downstairs Shower Room
- 2 Reception Rooms
- Conservatory
- Driveway
- South Facing Rear Garden with Annex
- Fully Renovated Throughout

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 - 27836380

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



**** YOU SIMPLY WILL NOT BELIEVE YOUR EYES!! ***** Boasting over 200sq metres of living space! This hugely deceptive 6 bedroom detached home simply must be viewed to be fully appreciated! You will not believe from the road what this home has to offer, to give you an idea it boasts 6 bedrooms with a large master bedroom suite with walk-in wardrobe and open plan en-suite, en-suite to the ground floor bedroom, downstairs wet room and first floor bathroom, large living room, dining room and a large kitchen dining room opening on to a conservatory, 3 reception rooms, to the outside you will find 2 driveways perfect for a caravan/motorhome, private and enclosed garden to rear and a large detached ANNEX, which does require some work to make it complete, but is there never the less and is perfect for that use! This is truly an individual and exceptional property so if you need space then you NEED this home! Call us today to book your viewing!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, door to the kitchen and radiator.

Lounge

7.38m x 4.54m (24' 3" x 14' 11") 2 uPVC double glazed windows to the side, radiator, door to bedroom 2 and door to the dining room.

Bedroom 2

3.89m x 3.16m (12' 9" x 10' 4") UPVC double glazed window to the side, fitted work bench/desk area, radiator and door to the en suite.

En Suite

WC, vanity sink unit and shower cubicle with mains fed shower. Radiator, extractor fan.

Dining Room

4.577m x 3.67m (15' 0" x 12' 0") UPVC double glazed window to the side, radiator, open to the side hall and breakfast area/kitchen.

Side Hall

Doors to the side, wet room and kitchen.

Wet Room

WC, wall mounted shower and wall mounted electric heater.

Kitchen

5.95m x 3.57m (19' 6" x 11' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated double electric oven, microwave & hob with extractor over. Plumbing for washing machine, tiled flooring, uPVC double glazed window to the rear and open to the breakfast area.

Breakfast Area

3.52m x 3.28m (11' 7" x 10' 9") A range of base units and French doors to the conservatory.

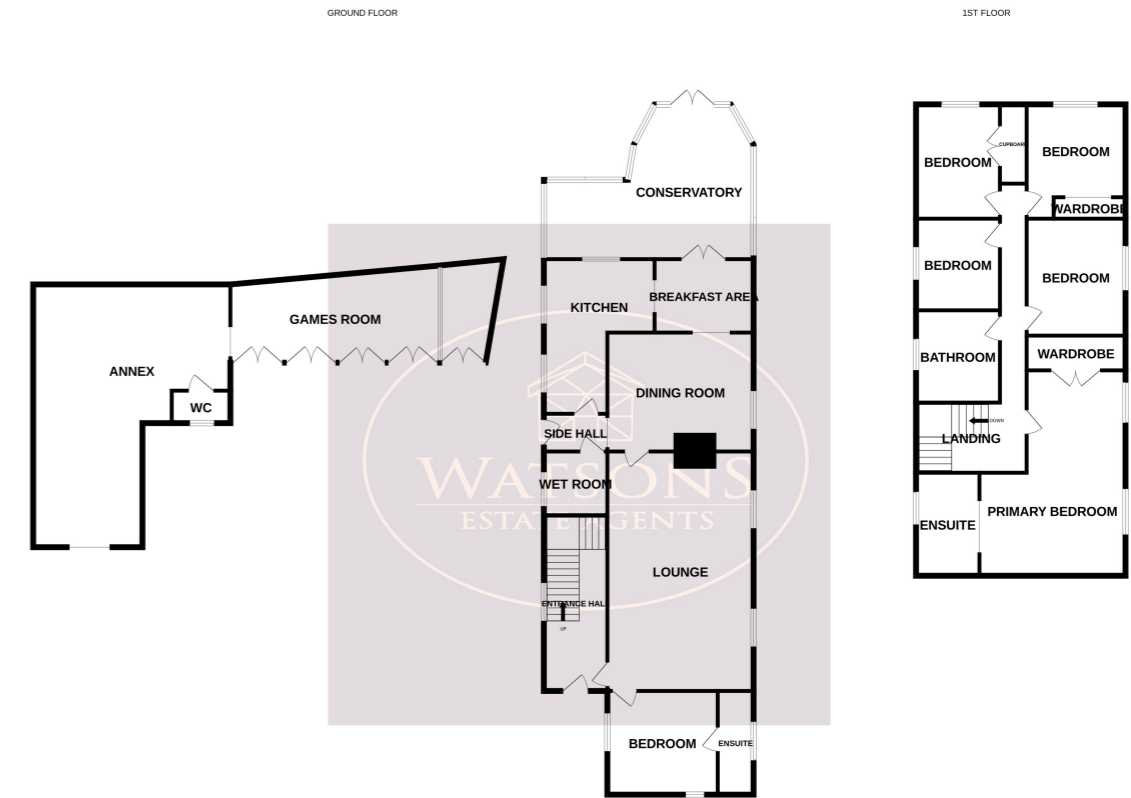
Conservatory

6.95m x 2.89m (22' 10" x 9' 6") Brick & uPVC double glazed construction, tiled flooring, radiator and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, velux window and 2 radiators. Doors to primary bedroom, bedrooms 3, 4, 5 & 6 and family 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.
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Primary Bedroom

5.85m x 3.5m max (19' 2" x 11' 6") 2 uPVC double glazed windows to the side, walk in wardrobe with lights and open to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit, freestanding bath, ceiling spotlights and obscured uPVC double glazed window to the side.

Bedroom 3

3.65m x 3.51m (12' 0" x 11' 6") UPVC double glazed window to the side and radiator.

Bedroom 4

3.48m x 2.55m (11' 5" x 8' 4") UPVC double glazed window to the rear and radiator. Walk in wardrobe with study space and desk.

Bedroom 5

3.54m x 3.36m (11' 7" x 11' 0") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 6

2.82m x 2.43m (9' 3" x 8' 0") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and freestanding bath. Radiator, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

Running along both sides of the property are gravel driveway providing ample off road parking both secured by electric wrought iron gates. The South facing rear garden comprises a paved patio, flower bed borders with a range of plants & shrubs. A covered area leads to the annex/games room/bar. Games room measuring 7.85m x 3.18m with heating, tiled flooring and French doors. The annex measuring 8.7m x 6.06m partly converted with door to the WC with wall mounted sink & WC.