

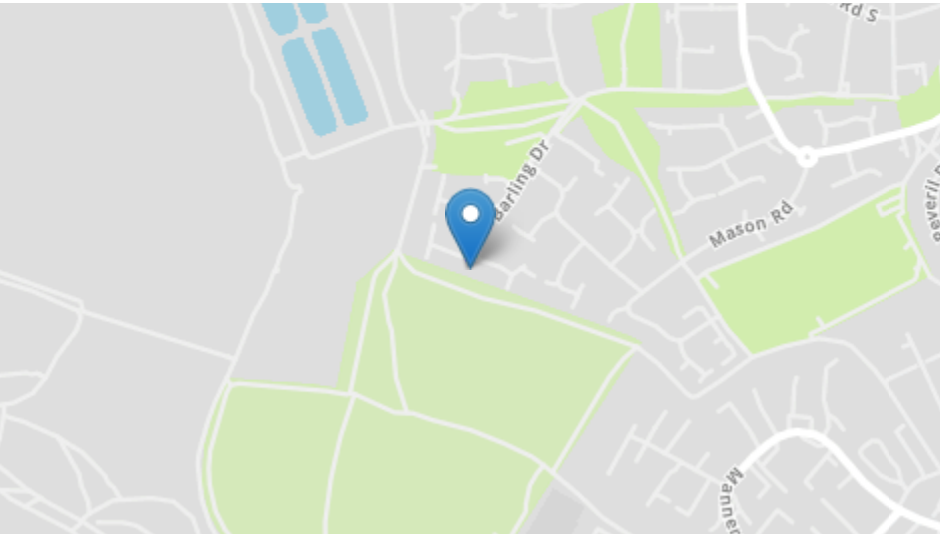
Sanders Close, Ilkeston, DE7 9LN

Guide Price £200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England, Scotland & Wales	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 - 29876569

- Semi Detached Family Home
- 2 Bedrooms
- Generous Lounge
- Modern Fitted Kitchen
- Conservatory
- Off Street Parking
- Cul De Sac Location
- Walking Distance To Amenities
- Excellent Road & Public Transport Links

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
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0115 938 5577
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*** GUIDE PRICE £200,000 - £210,000 *** **** FIRST TIME BUYER DELIGHT *** Located on the popular 'Shipley' estate, with Shipley Park on your doorstep, is this well presented two bedroom semi-detached property. With a generous lounge, conservatory, two good sized bedrooms, a driveway, and private garden amongst the features on offer. Briefly comprising; entrance hallway, kitchen, lounge/diner, conservatory. To the first floor, two good sized bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed garden. Located in Shipley, there is an array of amenities close by, with the surrounding towns of Ilkeston and Heanor, schools, and Shipley country park. Nearby road links provide easy access to Derby and Nottingham. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed window to the front, stairs to the first floor and doors to the kitchen and lounge.

Kitchen

3.21m x 2.2m (10' 6" x 7' 3") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances including: electric oven & gas hob with extractor over, microwave and fridge freezer. Plumbing for washing machine. Tiled flooring and uPVC double glazed window to the front.

Lounge

4.13m x 3.96m (13' 7" x 13' 0") UPVC double glazed window to the rear, radiator, door to the storage cupboard and French doors to the conservatory.

Conservatory

4.03m x 2.87m (13' 3" x 9' 5") ConservaBase & uPVC double glazed construction and French doors to the rear garden.

First Floor

Landing

Doors to both 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 for 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 Metropix 02/2025

Bedroom 1

4.19m x 3.82m (13' 9" x 12' 6") UPVC double glazed window to the front, storage cupboard housing the hot water tank and radiator.

Bedroom 2

3.49m x 2.49m (11' 5" x 8' 2") 2 uPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Radiator, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, 2 timber built sheds, greenhouse and raised railway sleeper planters with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 7 years old. It was last serviced in 2025.