

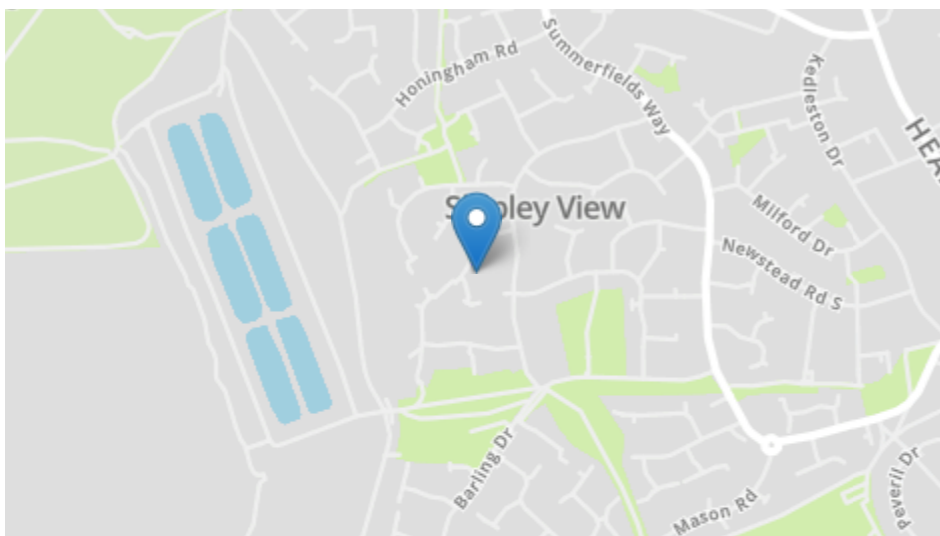
Wainfleet Close, Ilkeston, DE7 9HR

Offers Over £325,000



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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>	63	
(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>		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 - 27590618

Our Seller says....

- Extended Detached Family Home
- 3 DOUBLE Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Spacious Conservatory
- Driveway & Garage
- South West Facing Rear Garden
- Favoured School Catchment
- Quiet Cul De Sac Location

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



\*\*\* LOCATION LOCATION LOCATION \*\*\* This EXTENDED detached home lies on one of the most desirable cul-de-sacs in Ilkeston. Particularly appealing to families, there is great social space to the rear 3 DOUBLE bedrooms, 2 reception rooms, downstairs WC, as well as a South West-facing garden. The accommodation comprises in brief: entrance hall, WC, study, lounge, conservatory, dining room, breakfast kitchen, upstairs landing to the 3 bedrooms (en suite to primary) and family bathroom. Outside, the block paved driveway & garage provide a good amount of off street parking, whilst the appealing South West-facing rear enjoys a high level of privacy and is a lovely space to enjoy the Summer sun. This quiet cul-de-sac enjoys easy access to the Nutbrook Trail which is popular with dog walkers and is only 2 miles from a wide range of amenities in Ilkeston Town centre with supermarkets including, Aldi & Tesco Extra. Families will also appreciate the favoured school catchment. We are confident the first to view will buy, so call our sales team now.

#### Ground Floor

##### Entrance Hall

UPVC double glazed entrance door to the front, ceiling spotlights, marble flooring, stairs to the first floor and doors to the WC, study, lounge, dining room and breakfast kitchen.

##### WC

WC, vanity sink unit. Marble flooring and heated towel rail.

##### Study

2.99m x 2.27m (9' 10" x 7' 5") UPVC double glazed window to the front and radiator.

##### Lounge

4.65m x 4.09m (15' 3" x 13' 5") Feature stone fireplace with inset multifuel burner, radiator, uPVC double glazed sliding patio doors to the conservatory.

##### Conservatory

6.73m x 3.96m (22' 1" x 13' 0") Brick & uPVC double glazed construction, light, power, tiled flooring, radiator and uPVC double glazed French doors to the rear garden.

##### Dining Room

2.82m x 2.26m (9' 3" x 7' 5") UPVC double glazed window to the front, ceiling spotlights, tiled flooring and radiator.

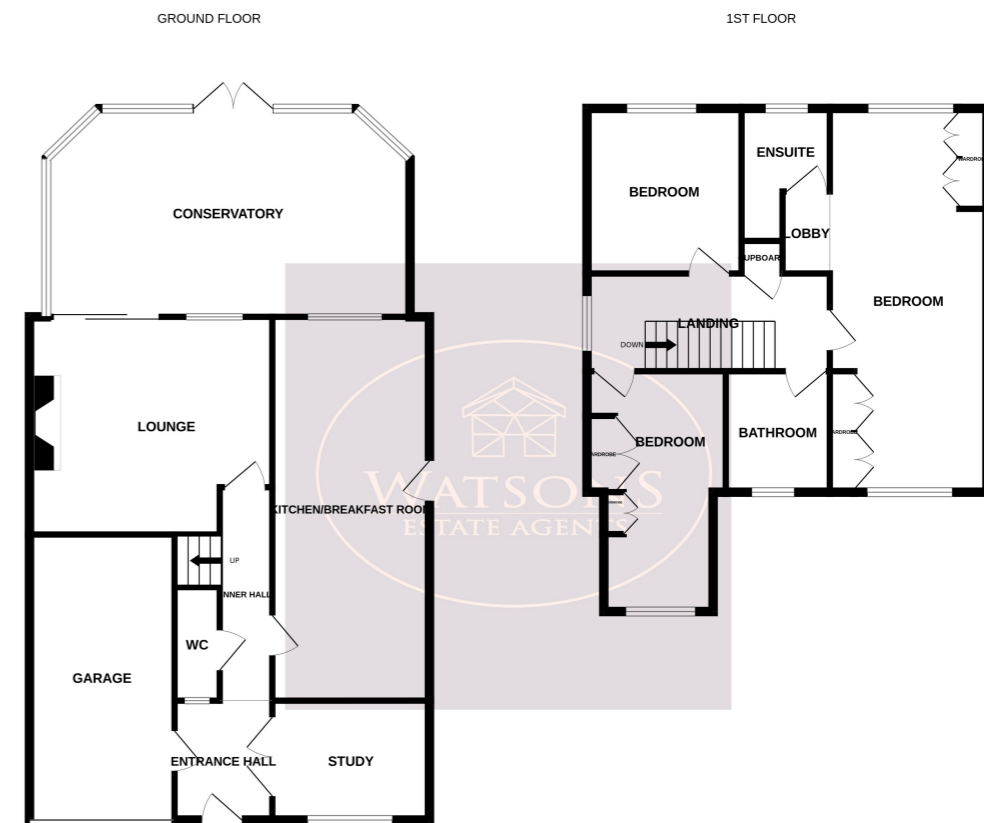
##### Breakfast Kitchen

7.54m x 2.74m (24' 9" x 9' 0") A range of matching wall & base units, granite work surfaces incorporating an inset Belfast sink. Integrated appliances to include: Range cooker, dishwasher, washing machine and tumble dryer. American style fridge freezer, breakfast bar, fitted seating area with shelving and display unit. Larder housing the boiler, ceiling spotlights, marble flooring, radiator, uPVC double glazed window to the rear and door to the side.

#### First Floor

##### Galleried Landing

Access to the attic (partly boarded with drop down ladder, power and light), airing cupboard housing the hot water tank, uPVC double glazed window to the side and doors to all 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 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

7.16m x 2.67m (23' 6" x 8' 9") UPVC double glazed windows to the front & rear, a range of fitted furniture and 2 radiators. Door to the en suite.

##### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower. Heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

##### Bedroom 2

4.67m x 2.54m reducing to 2.18m (15' 4" x 8' 4") UPVC double glazed window to the front, ceiling spotlights, a range of fitted furniture and radiator.

##### Bedroom 3

3.12m x 2.9m (10' 3" x 9' 6") UPVC double glazed window to the rear, fitted wardrobe and radiator.

##### Family Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Heated towel rail, extractor fan and obscured uPVC double glazed window to the front.

##### Outside

To the front of the property, a block paved driveway provides ample off road parking and leads to the integral garage measuring 5.79m x 2.54m with remote controlled rollup door, power and lighting. The South West facing rear garden offers a good level of privacy and comprises a paved patio, raised flower bed borders with a range of mature plants, shrubs and trees, a further paved patio seating area, uncover pergola, timber built summer house and composite shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.