

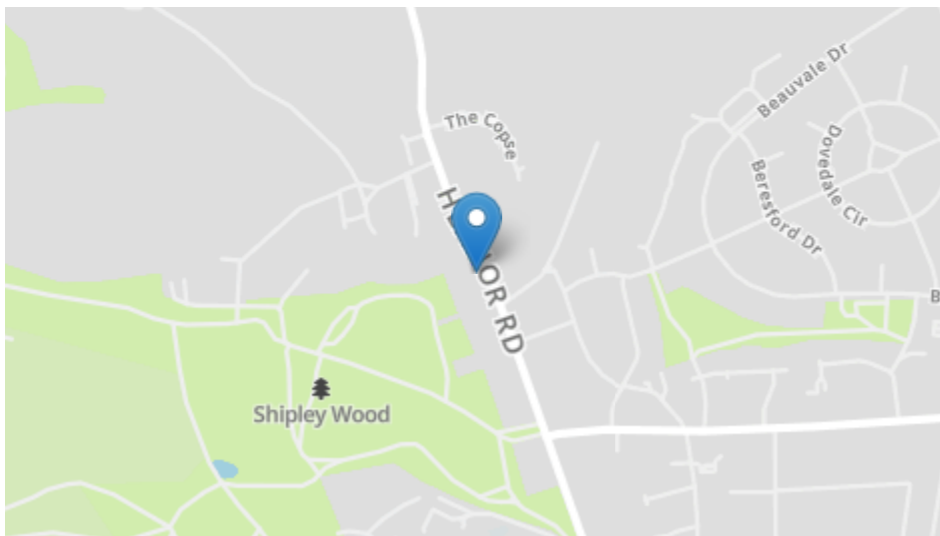
Heanor Road, Ilkeston, DE7 8TN

Offers Over £280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Dining Kitchen
- Downstairs WC
- Ample Off Road Parking
- West Facing Rear Garden
- Excellent Road & Public Transport Links
- Short Drive To Ilkeston Town Centre

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 - 30147312

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



***** EXTENSION PERFECTION ***** A superb, extended semi-detached family home located close to the Nutbrook trail and Shipley Country Park in Ilkeston. Having been upgraded and extended by the current vendor, features include two reception rooms, a modern and stylish kitchen, a downstairs WC, off road parking, and a superb, mature and generous west-facing rear garden backing onto woods with direct access onto them. Briefly comprising; entrance hallway, lounge, downstairs WC, utility cupboard, family room, kitchen. To the first floor, three bedrooms and family bathroom. Outside, to the front is a driveway providing off road parking, whilst to the rear you'll find a generous west-facing garden backing onto woods, with numerous walks to the Nutbrook trail, Nutbrook cafe and Shipley Country Park. Ilkeston town centre is a short drive away which caters for all day to day needs, along with excellent road and transport links providing access to both Derby and Nottingham. Ilkeston hospital is located within walking distance, along with schools. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the lounge and family room.

Lounge

4.09m x 4.02m (13' 5" x 13' 2") UPVC double glazed bay window to the front, radiator, feature fire place with inset space for electric fire.

Family Room

5.23m x 2.62m (17' 2" x 8' 7") Vertical radiator, wooden flooring, door to the utility cupboard with plumbing for washing machine & tumble dryer. Door to the side leading to the rear garden and door to the WC.

WC

WC, wall mounted sink, chrome heated towel rail and wall mounted combination boiler.

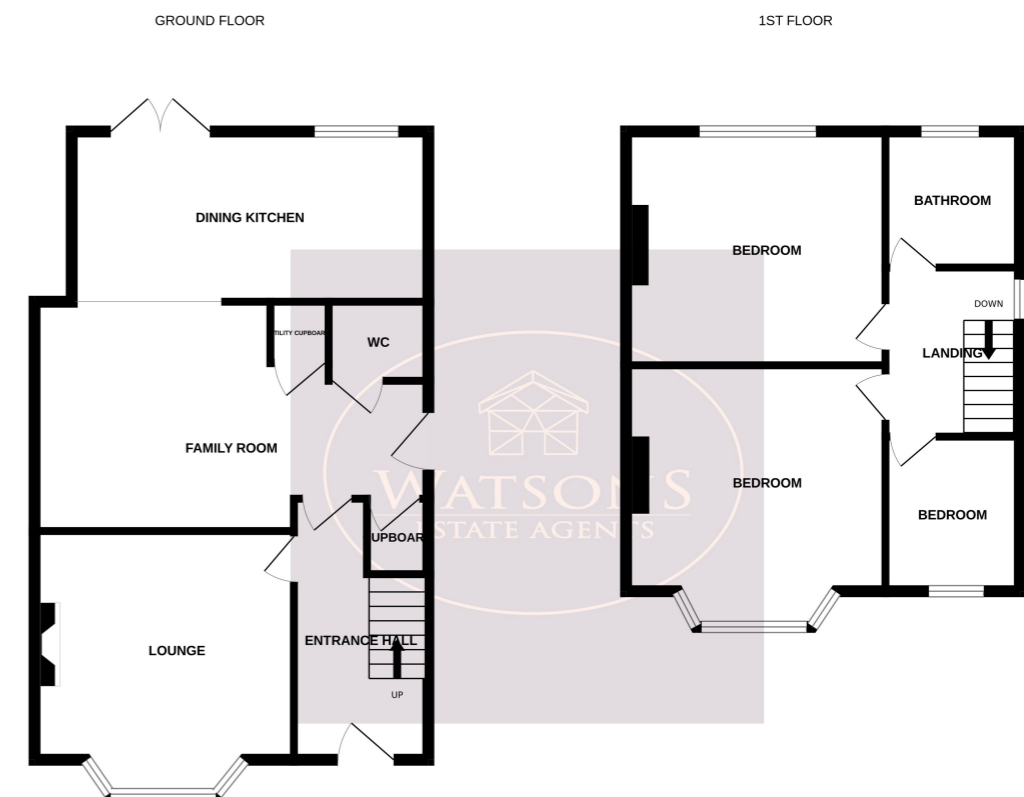
Kitchen

3.73m x 3.23m (12' 3" x 10' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven and hob with extractor over. UPVC double glazed window to the rear, storage cupboard, ceiling spotlights, radiator and French doors leading to the rear garden.

First Floor

Landing

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.
Made with Metropix 12/2025

Bedroom 1

4.01m x 3.72m (13' 2" x 12' 2") UPVC double glazed bay window to the front and radiator.

Bedroom 2

3.72m x 3.29m (12' 2" x 10' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.35m x 2.24m (7' 9" x 7' 4") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, access to the attic and radiator.

Outside

To the front of the property a tarmac driveway with gravel borders provides ample off road parking. The West facing rear garden comprises a paved patio seating area with covered pergola, raised flower bed borders with a range of plants & shrubs, turfed lawn, gravel & bark beds, timber built summer house, timber built shed and potting shed. The garden is enclosed by hedge borders with gated access to the front & rear.

Agents Note

The Seller has provided us with the following information: the boiler is located in the downstairs WC and is 1 year old. It was last serviced in March 2026.