

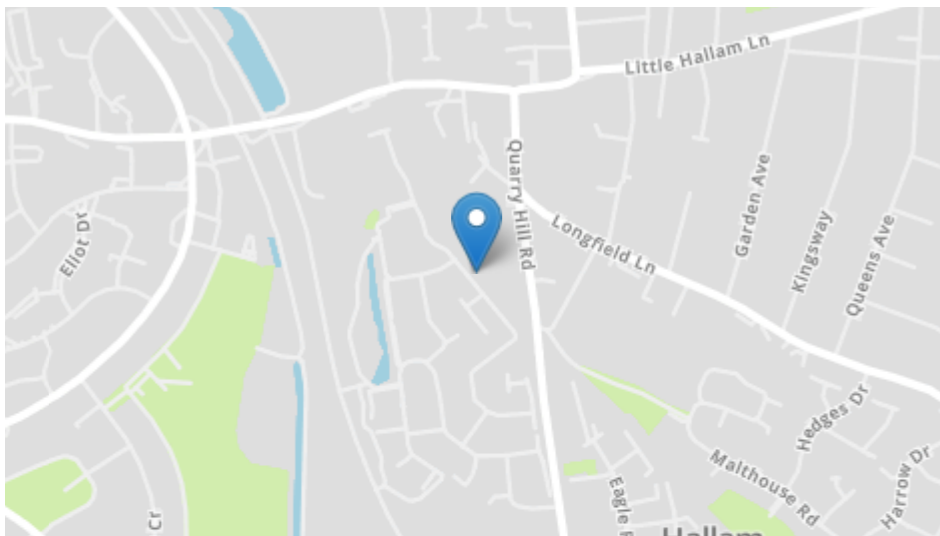
Slater Way, Ilkeston, DE7 4SN

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 - 27710327

Our Seller says....

- 3 Storey Mid Town House
- 3 DOUBLED Bedrooms
- Modern Breakfast Kitchen
- Downstairs WC
- Low Maintenance Rear Garden
- Off Road Parking
- Short Drive To Ilkeston Town Centre
- 5 Year NHBC Certificate

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.



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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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*** YOU'LL WANT TO VIEW SLATER NOW, NOT LATER! *** This STUNNING home on Slater Way is move in ready and competitively priced for a quick sale. Built in 2020, the property sits amongst similar properties on a well established residential development and has c.6 years remaining on the NHBC. The accommodation spans three floors and comprises in brief; lounge, inner hallway, ground floor WC and an open plan breakfast kitchen. The first floor landing provides access to two double bedrooms and the family bathroom, whilst the primary bedroom occupies the entire second floor. Outside, there are two parking spaces to the front and an enclosed turfed rear garden. The property is located on the outskirts of Ilkeston and Stanton by Dale, providing easy access to amenities, schools and transport links, including Ilkeston train station. Buyers with children and/or dogs, will also appreciate the easy access to recreational play areas and the nearby countryside, including the Nutbrook Trail leading towards Shipley Country Park.

Ground Floor

Lounge

4.51m x 3.57m (14' 10" x 11' 9") Composite entrance door & uPVC double glazed window to the front, radiator, understairs storage and door to the inner lobby.

Inner Lobby

Stairs to the first floor, door to the WC and door to the breakfast kitchen.

WC

WC, wall mounted sink, radiator and extractor fan.

Breakfast Kitchen

3.59m x 2.35m (11' 9" x 7' 9") A range of matching wall & base unit, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, radiator, breakfast bar, vinyl tiled flooring and French doors to the rear garden.

First Floor

Landing

Doors to the bedrooms 1 & 2 and family bathroom. Radiator and stairs to the second floor.

Bedroom 1

3.58m x 3.2m (11' 9" x 10' 6") 2 uPVC double glazed windows to the front and radiator.

Bedroom 2

3.59m x 2.69m max (11' 9" x 8' 10") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Extractor fan, radiator,

Second Floor

Landing

Door to to bedroom 3.

Bedroom 3

6.74m plus eaves storage x 2.56m (3.60m max) (22' 1" x 8' 5") 2 velux windows to the front, 1 velux window to the rear and radiator.

Outside

To the front of the property, a tarmac driveway provides off road parking. The low maintenance rear garden comprises a paved patio, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the rear.