

Slater Way, Ilkeston, Derbyshire. DE7 4SN

£309,995 Freehold

REDUCED



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented four-bedroom semi-detached home, which has been carefully upgraded by the current owners to provide spacious and versatile accommodation across three floors. An early internal viewing is highly recommended to fully appreciate the quality and layout on offer.

The ground floor comprises an inviting entrance hall, bedroom two with en suite, and an additional office/utility area to the rear, providing flexible space for modern living. The first floor features an impressive open-plan kitchen, dining, and living area with French doors opening onto the rear garden, allowing plenty of natural light and easy indoor-outdoor living. To the second floor are three further bedrooms, including the main bedroom with en suite, and a contemporary family bathroom.

Externally, the property offers driveway parking for multiple vehicles to the front, with steps to the side leading to a beautifully landscaped rear garden featuring a lawned area, spacious patio, and raised timber planters—perfect for relaxing or entertaining. There is also space for a garden shed providing excellent storage, and the garden is securely enclosed with timber fencing, making it ideal for families with children or pets.

FEATURES

- Four Double Bedrooms
- Family Bathroom & Two En Suites
- Driveway Parking for Multiple Vehicles
- Perfect For Access to M1 & Nottingham
- Open Plan Dining Kitchen
- Skilfully Upgraded Throughout
- Extended Accommodation With Viewing Recommended



ROOM DESCRIPTIONS

Entrance Hall

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring, double glazed window to side elevation and fitted storage space.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Decorative panelling to walls. Access to En Suite.

En Suite

A tiled three piece suite with double walk-in shower, pedestal handwash basin and low level WC. Wall mounted radiator and ceiling fitted extractor unit complete the area.

Utility/Office

A versatile space with acoustic panelling to the walls with inset TV, wood effect flooring and fitted utility unit housing washing machine and tumble dryer.

Landing

Lounge

With two double glazed windows to front elevation, one double glazed window to side elevation, carpeted flooring throughout and wall mounted radiator. Inset TV and in built fireplace housing electric fire. Open aspect to dining kitchen.

Dining Kitchen

A fabulous open plan dining kitchen with double glazed French doors opening the the rear garden. The Kitchen itself features a range of base cupboards and eye level units with stunning Quartz worktops over and a range of integrated appliances including; Double oven, gas hob with accompanying extractor hood, fitted fridge freezer, dishwasher and inset sink. Kitchen island with Quartz worktop hosts fitted wine fridge and breakfast bar. There is further space for large dining table, storage unit and sideboard whilst internal windows flood the landing with light and add a touch of elegance to the overall area.

Landing

Accessing three bedrooms and the family bathroom, this carpeted space benefits from fitted airing cupboard with shelving/storage.

Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes with mirrored sliding doors provide impressive storage capacity.

En Suite

A tiled three piece suite with double walk-in shower, pedestal handwash basin and low level WC. Wall mounted radiator and ceiling fitted extractor unit complete the area.

Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled four piece suite including; Shower cubicle, bath, pedestal handwash basin and low level WC. Mini wall mounted radiator, ceiling fitted extractor unit and double glazed obscured window to front elevation completes the space.

Outside

Externally, the property benefits from driveway parking for multiple vehicles to the front elevation with steps to side elevation accessing rear enclosed garden. The garden is a well landscaped space including lawned area, impressive patio and raised timber planters ensuring the ideal space to host or relax. There is also space for garden shed which provides ample storage whilst the area itself is secured by timber fencing making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band C, with Erewash Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

