

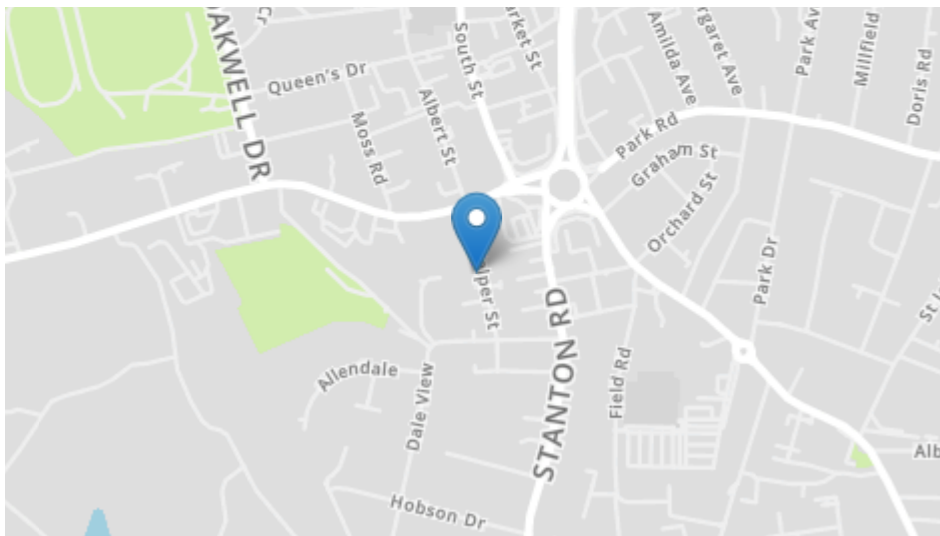
Belper Street, Ilkeston, DE7 5FJ

£260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		69
(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 - 28583742

- Structurally Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Generous Open Plan Dining Kitchen
- Downstairs WC
- Secure Off Street Parking
- Rear Garden with Garden Room
- Popular Residential Location
- Walking Distance To Ilkeston Town Centre

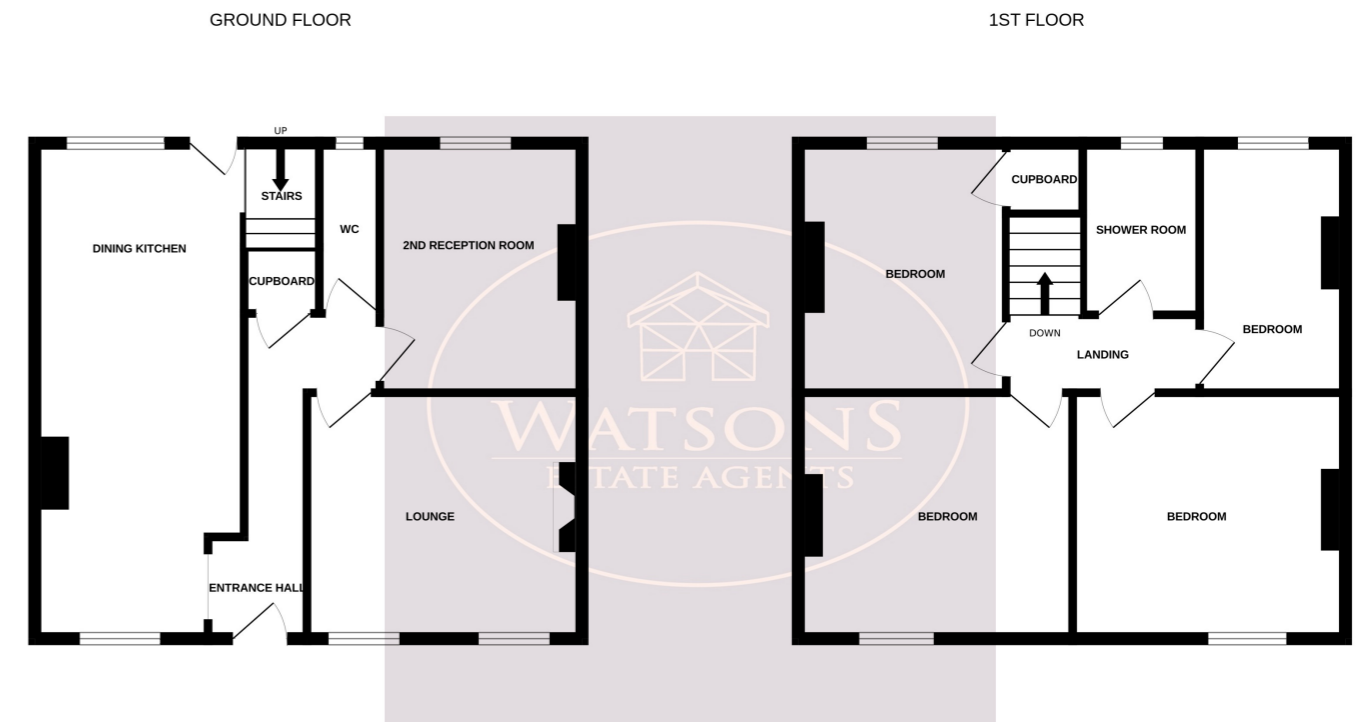
Our Seller says....

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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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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*** PREPARE TO BE IMPRESSED! *** You will not believe your eyes when you walk into this structurally detached home in Ilkeston. Highly enhanced by the current owners (inside & out), the stylish accommodation is only matched by the simply superb garden - and all the amenities of Ilkeston Town Centre are just a short walk away. Upon entering the hallway, you will notice the high ceilings which give a sense of space throughout. In brief, this leads to the downstairs wc, lounge, study and a generous open plan dining kitchen to complete the ground floor. Upstairs, the landing leads to 4 good size bedrooms and a recently refitted modern shower room. But it's outside where families will be particularly impressed - the superb lawned rear is a really good size, yet still enjoys a high level of privacy. A car port to the side with electric door provides secure off street parking with a further wooden built car port. Additionally, there is a wooden cabin at the end of the garden which could easily be used as a home office, gym or bar, as well as further useful storage. The rear garden can also be accessed via an adjoining car park for a small yearly fee (details upon request), reducing your daily commute. Ilkeston train station is a 5 minute drive away too. We highly recommend viewing this property to fully appreciate both the space and meticulous presentation. Call our friendly team now to arrange an appointment - you cant fail to be impressed!

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, understairs storage/cloakroom. Doors to the lounge, breakfast kitchen, study and WC.

WC

3 piece suite comprising WC and pedestal sink unit. Obscured uPVC double glazed window to the rear and radiator.

Lounge

3.91m x 3.43m (12' 10" x 11' 3") 2 uPVC double glazed windows to the front, radiator, feature integrated real flame gas fire and solid oak flooring.

Second Reception Room

3.54m x 2.81m (11' 7" x 9' 3") UPVC double glazed window to the rear, radiator and solid oak flooring.

Dining Kitchen

7.06m x 2.89m (23' 2" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit with flexi tap. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine. Breakfast bar, uPVC double glazed windows to the rear & front, 2 radiators, stairs to the first floor and composite door to the rear.

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.95m x 3.53m (13' 0" x 11' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

3.88m x 3.46m (12' 9" x 11' 4") UPVC double glazed window to the front and radiator.

Bedroom 3

3.49m x 2.98m (11' 5" x 9' 9") UPVC double glazed window to the rear, radiator and built in storage cupboard housing the combination boiler.

Bedroom 4

3.67m x 2.02m (12' 0" x 6' 8") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and heated mirror.

Outside

To the front of the property are gravel bed palisaded by brick wall to the front. To the side of the property is a carport with electric doors and a further wooden built car port. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, external tap & power point. Other features include a garden cabin measuring 4.39m x 4.37m with electric heaters and store room. The garden is enclosed by timber fencing to the perimeter.