

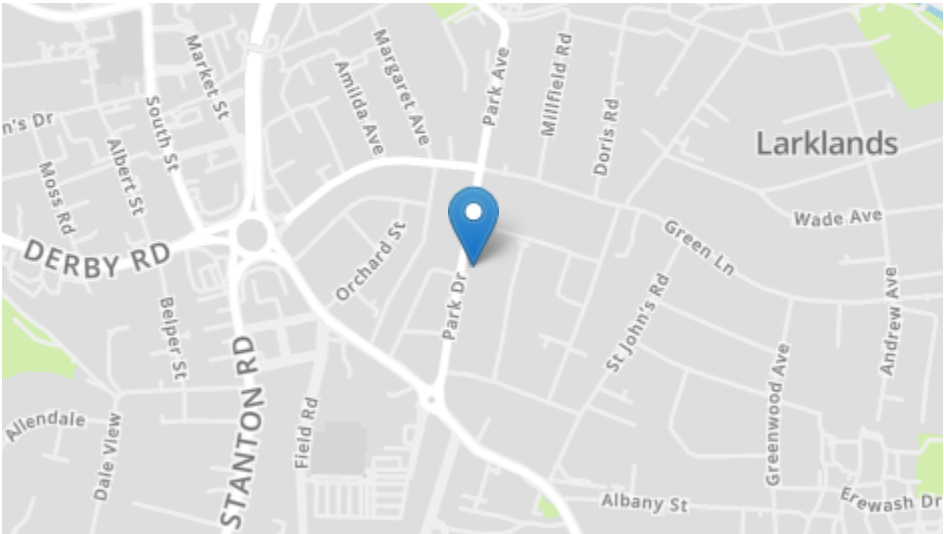
Park Drive, Ilkeston, DE7 5NS

Offers Over £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	86
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 - 29891140

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.



- Bay Fronted Terraced House
- 2 DOUBLE Bedrooms
- 2 Reception Rooms
- 4 Piece Family Bathroom
- Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
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*** A PLACE TO CALL HOME *** This deceptively spacious period property is ideally located for a range of amenities and befits from two reception rooms, two double bedrooms and a delightful garden with views to the rear. Don't miss out on an ideal opportunity to call this charming home your own. In short accommodation comprises of a spacious lounge with bay window to the front, opening int a dining room which in turn leads to a good sized kitchen with access to the rear garden. To the first floor there are two great sized bedrooms the second having views across the local area and fields, as well as a four piece bathroom suite. The rear garden is well established and benefits from a wide range of plants and shrubs. Located in a popular residential area, conveniently situated a short distance from the A6096 which gives easy access to the A610 and M1 as well as being only approx. 7 miles from Nottingham City Centre.

Ground Floor

Lounge

4.25m x 4.25m (13' 11" x 13' 11") UPVC double glazed entrance door to the front, uPVC double glaze bay window to the front, feature fireplace with inset space for fire, radiator and open to the dining room.

Dining Room

4.59m x 4.27m (15' 1" x 14' 0") Door to the stairs to the first floor, uPVC double glazed window to the rear, radiator and door to the kitchen. Door to the stairs to the first floor.

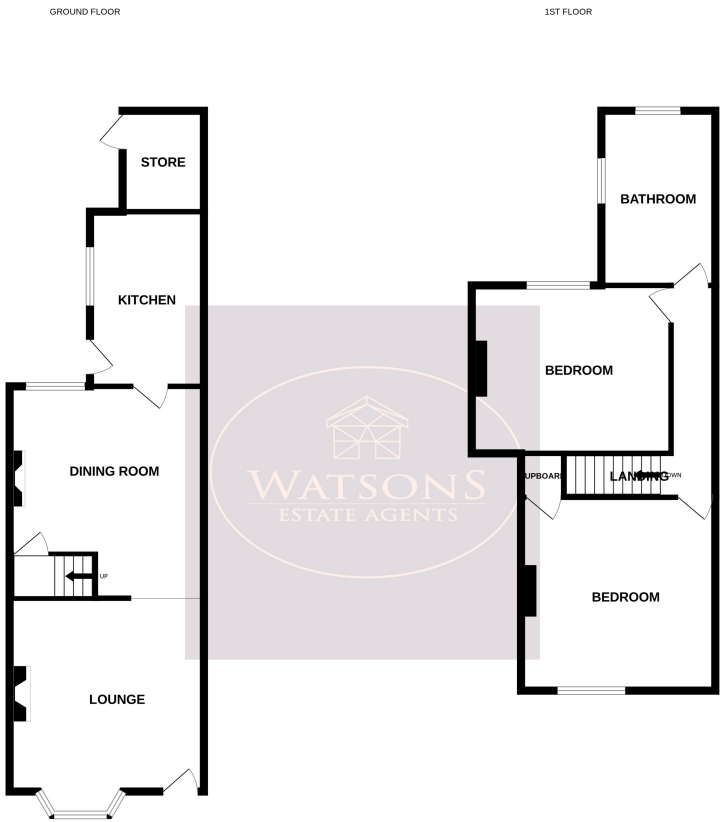
Kitchen

3.83m x 2.45m (12' 7" x 8' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine & tumble dryer, integrated electric oven & gas hob with extractor over. Radiator, tiled flooring uPVC double glazed window to the side and door to the side leading to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom. Access to the attic.



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 misstatement. 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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Bedroom 1

4.39m x 3.52m (14' 5" x 11' 7") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.25m x 3.52m (13' 11" x 11' 7") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle. Radiator and obscured uPVC double glazed windows to the rear and side.

Outside

The front of the property is palisaded by brick wall. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and turfed lawn. Other features include a greenhouse, timber built shed and outside store offering further useful storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side alley.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 3 years old. The boiler was last serviced in February 2026.