

Summerfields Way, Ilkeston, DE7 9HF

Guide Price £350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 - 29927793

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.



- Modern Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking
- Walking Distance to Amenities
- Popular Residential Location

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\* 'SUMMER' IS ON IT'S WAY ON SUMMERFIELDS WAY \*\*\* Located on the popular 'Shipley View' estate, this modern four bedroom detached family home is sure to tick the boxes. Features include two reception rooms, a downstairs WC, utility room, en-suite to primary bedroom, garage store, and a private rear garden. Briefly comprising; entrance hallway, downstairs WC, utility room, lounge, kitchen, dining room. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking and giving access to the garage store(partially converted to create a utility), and to the rear is a privately enclosed garden. Shipley View offers excellent amenities, with the nearby town of Ilkeston a short drive away where all day to day needs can be met with an array of shops. Nearby road links provide easy access to both Nottingham and Derby, and there are severl favoured schools close by, along with lovely local walks at the nearby Shipley Park. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, feature wood panelling, doors to the WC, lounge, breakfast kitchen and utility room. Minton tiled flooring.

WC

Obscured uPVC double glazed window to the side, WC, pedestal sink unit and radiator.

Lounge

4.62m x 3.75m (15' 2" x 12' 4") UPVC double glazed window to the rear and radiator.

Breakfast Kitchen

4.47m x 3.00m (14' 8" x 9' 10") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & induction hob, microwave, fridge freezer, freezer. Breakfast bar, wood effect laminate flooring, radiator, uPVC double glazed window to the front and door to the rear garden. Open to the dining room.

Dining Room

3.58m x 3.12m (11' 9" x 10' 3") UPVC double glazed window to the rear and radiator. Wood effect laminate flooring.

Utility Room

3.35m x 2.83m (11' 0" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine & tumble dryer. Wall mounted combination boiler, tiled floor, radiator, obscured uPVC double glazed window to the side.

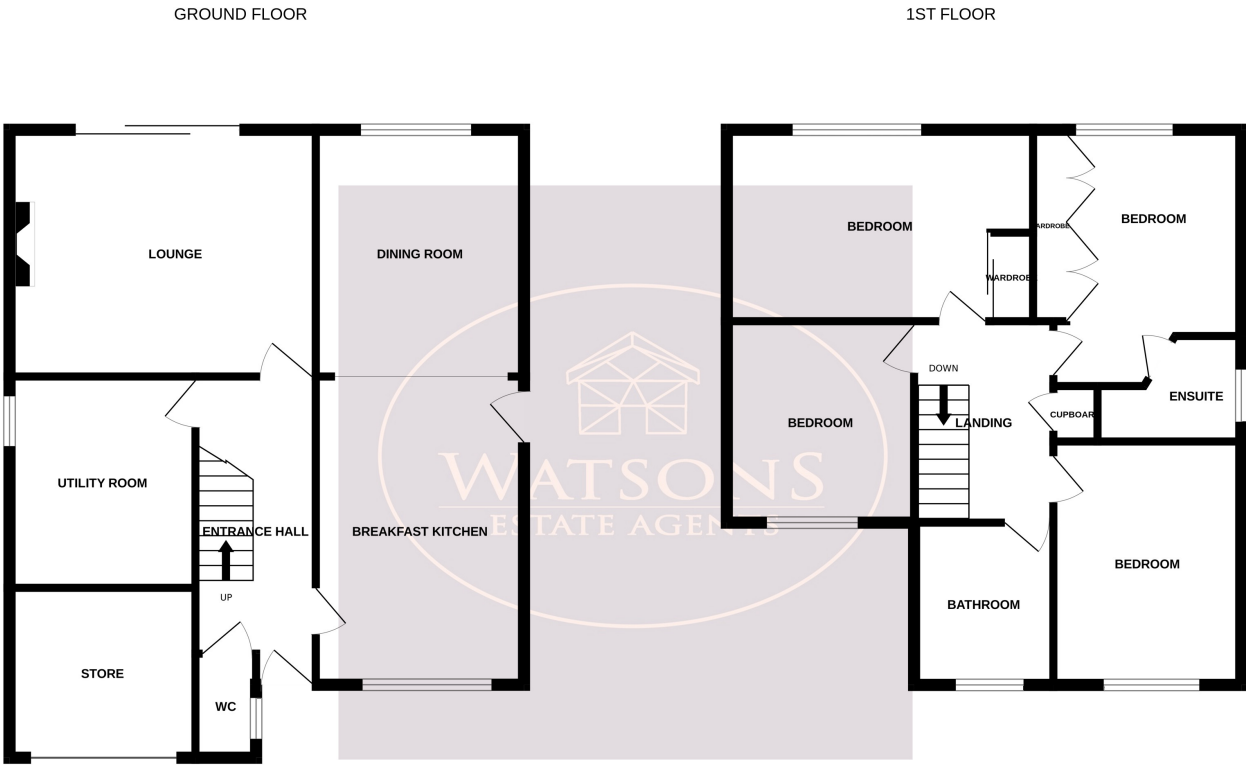
First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

4.44m x 3.56m (14' 7" x 11' 8") UPVC double glazed window to the rear and radiator. Door to the en suite.



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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En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the side and chrome heated towel rail.

Bedroom 2

4.19m x 2.82m (13' 9" x 9' 3") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3

3.17m x 3.08m (10' 5" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 4

2.64m x 2.42m (8' 8" x 7' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the front and chrome heated towel rail.

Outside

To the front of the property is a turfed lawn with flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking leading to the converted garage. The rear garden comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs, timber built summerhouse/outdoor bar and greenhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the utility room and is 2 years old, it was last serviced when installed.