

8 Spinney Road, Ilkeston, Derbyshire. DE7 4LH

£240,000

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this superbly presented three-bedroom semi-detached property, offering well-proportioned and thoughtfully extended accommodation throughout. The property briefly comprises an entrance hallway, spacious lounge with feature media wall, extended kitchen/diner and conservatory. To the first floor, a landing provides access to three bedrooms and a modern contemporary bathroom suite. Externally, the property benefits from a tarmac driveway with block-paved edging providing off-road parking for one vehicle, positioned in front of an attached garage with up-and-over door, light and power. To the rear is a beautifully landscaped garden featuring a paved patio, lawn, raised timber decked terrace and garden shed, all enclosed by timber fencing and established hedgerow boundaries. We believe this property will ideally suit first-time buyers and young families, and an early internal inspection is highly recommended to avoid disappointment.

## FEATURES

- Semi Detached Family Home
- 3 Bedrooms & 1 Reception Room
- Extended Kitchen
- Conservatory
- Landscaped Gardens
- Driveway & Garage
- Quiet Residential Location
- Ideal First Time Buy
- Council Tax Band B



## ROOM DESCRIPTIONS

### Entrance Hallway

Entered via a UPVC door with adjoining side panel from the front elevation into this light and airy reception space. Features include attractive wall panelling, wood-effect flooring, staircase to the first-floor landing and wall-mounted radiator.

### Extended Kitchen

Comprising a range of wall and base-mounted units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and complementary splashback tiling. Integrated appliances include an electric oven, gas hob, dishwasher, fridge and freezer. Additional features include tiled floor covering, double radiator, under-stairs storage cupboard, double-glazed window to the rear elevation and door to the side elevation.

### Conservatory

Constructed from UPVC units with a pitched roof, wood-effect flooring, wall-mounted radiator and decorative wall lighting, providing a versatile additional reception space.

### Living Room

A beautifully presented and spacious living room featuring double-glazed windows to the front and rear elevations, wall-mounted radiators, TV point and stylish wall panelling. The focal point of the room is a bespoke media unit incorporating an inset gas fire with alcoves for television and sound system.

### First Floor

#### Landing

Accessed via the main entrance hallway, featuring ceiling-mounted loft access point, attractive wall panelling and double-glazed window to the side elevation.

#### Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator and TV point.

#### Bedroom 2

Double-glazed window to the rear elevation, wall-mounted radiator and space for wardrobes.

#### Bedroom 3

Double-glazed window to the front elevation, wall-mounted radiator and space for wardrobes.

### Bathroom

A modern contemporary suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower over and glass shower screen. Complementary wall tiling, tiled floor covering, heated towel rail and useful linen storage cupboard.

### Outside

To the front elevation is a tarmac driveway with block-paved edging providing off-road parking, enclosed by walling with gated access to the street. An attached garage with up-and-over door, light and power is located to the side elevation. The rear garden is fully landscaped and includes a paved patio area, lawn with stocked flowerbeds and borders, paved pathway, raised decking area and timber garden shed, all enclosed by timber fencing. Outside tap and lighting are also provided.







FLOORPLAN & EPC

