

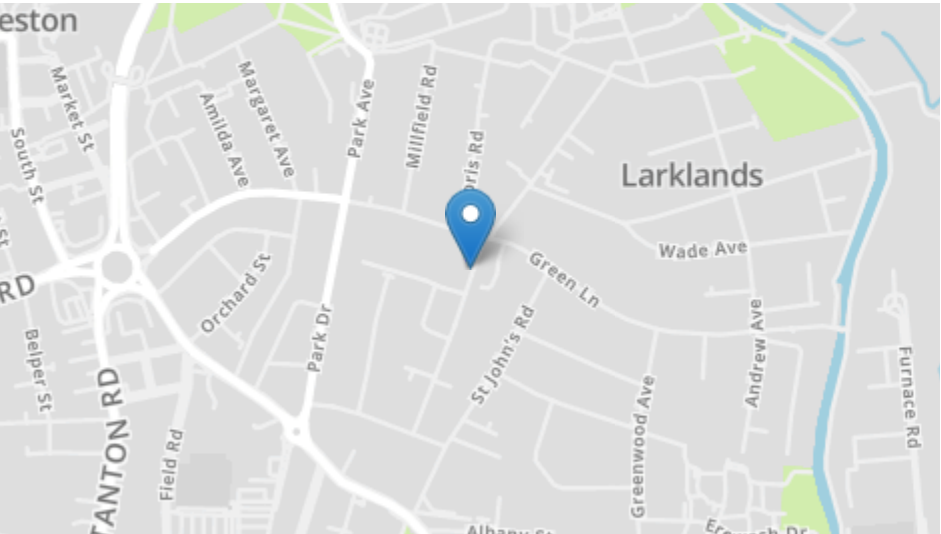
Hillingdon Drive, Ilkeston, DE7 5BF

Offers Over £300,000



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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		
England, Scotland & Wales	71	79
	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 - 29961837



- 3 Storey Semi Detached Family Home
- 4 Double Bedrooms
- En Suite & 2 Family Bathrooms
- Downstairs WC & Conservatory
- Off Road Parking & Garage
- Cul De Sac Location
- Walking Distance To Ilkeston Town Centre
- Excellent Road & Public Transport Links

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** HIDDEN GEM! *** Tucked away at the end of a lovely cul-de-sac in Ilkeston, this impressive 4 bed semi has been fully refurbished and EXTENDED to the rear. Offering much more than meets the eye, it is PRICED TO SELL and viewing is recommended. The accommodation is arranged over 3 floors and comprises in brief: entrance hall, downstairs wc, kitchen and a generous lounge with orangery overlooking the lovely rear garden and allowing an abundance of natural light to flow in. Upstairs, the first floor landing leads to the generous primary bedroom with en suite, bedroom 4 and the family bathroom. Bedrooms 2 & 3 can be found on the 2nd floor, along with a further bathroom for convenience. Outside, the plot has also been transformed into a beautiful space which requires little maintenance, whilst a driveway & detached garage to the front provide off street parking. This location a short distance of Ilkeston Town Centre where there is a wealth of amenities and excellent transport links including bus & train. Call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, tiled flooring with underfloor heating. Doors to the kitchen, lounge & WC.

WC

WC, vanity sink unit, chrome heated towel rail and obscured uPVC double glazed window to the front.

Lounge

4.75m x 4.34m (15' 7" x 14' 3") Feature real flame gas fire, vertical radiator, under stairs storage and open to the orangery.

Kitchen

3.96m x 2.56m (13' 0" x 8' 5") a range of matching wall & base units, works surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over. Plumbing for washing machine & dishwasher. UPVC double glazed window to the front and ceiling spotlights.

Orangery

3.83m x 3.3m (12' 7" x 10' 10") Brick & uPVC double glazed construction, tiled flooring with underfloor heating, glass apex roof and French doors to the rear garden.

First Floor

First Floor Landing

Doors to bedrooms 1, 4, storage cupboard and family bathroom. Stairs to second floor.

Primary Bedroom

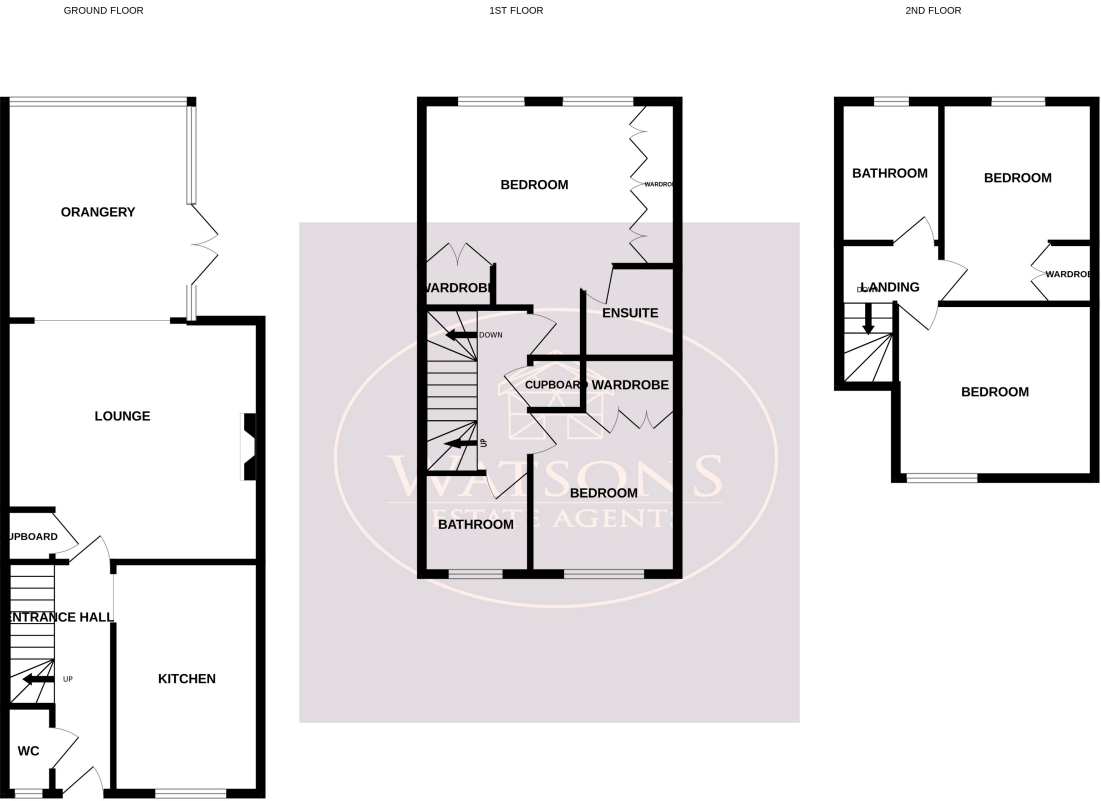
4.13m x 3.32m (13' 7" x 10' 11") 2 uPVC double glazed windows to the rear, fitted furniture and vertical radiator. Door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with dual rainfall effect shower over. Obscured uPVC double glazed windows to the side, extractor fan, vertical radiator and ceiling spotlights.

Bedroom 4

3.02m x 2.75m reducing to 2.64m (9' 11" x 9' 0") UPVC double glazed window to the front, built in wardrobe and vertical radiator.



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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Family Bathroom

3 piece suite in white comprising WC, concealed cistern WC, vanity sink unit and bath with mains fed rainfall effect shower over. Obscured uPVC double glazed window to the front, vertical radiator, ceiling spotlights and extractor fan.

Second Floor

Landing

Doors to bedrooms 2 & 3 and bathroom 2.

Bedroom 2

3.68m x 2.74m (12' 1" x 9' 0") UPVC double glazed bay window to the front and radiator.

Bedroom 3

3.57m x 2.75m (11' 9" x 9' 0") UPVC double glazed window to the rear, fitted furniture, access to the attic and radiator.

Bathroom 2

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with mains fed shower over. Vertical radiator and ceiling spotlights.

Outside

To the front of the property a tarmacadam driveway provides off road parking for 2 cars leading to the detached single garage with up & over door and power. The low maintenance rear garden comprises 2 paved patio seating areas, artificial lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side. To the side of the property is an artificial lawn, timber built shed and external tap enclosed by timber fencing to the perimeter with gated access to the side.