

# HoldenCopley

PREPARE TO BE MOVED

Barling Drive, Ilkeston, Derbyshire DE7 9JA

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Guide Price £300,000 - £325,000

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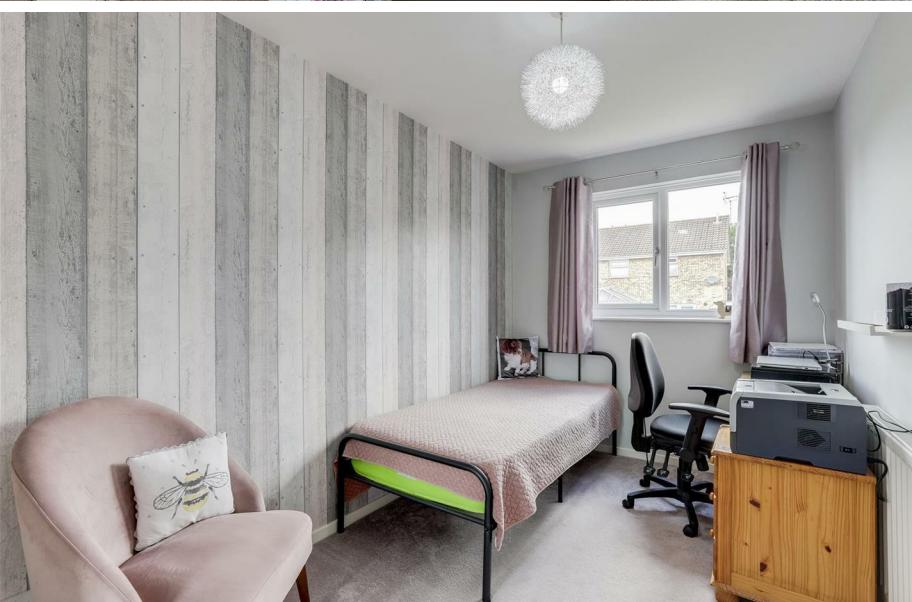
GUIDE PRICE £300,000 - £325,000

SPACIOUS WELL-PRESENTED FAMILY HOME...

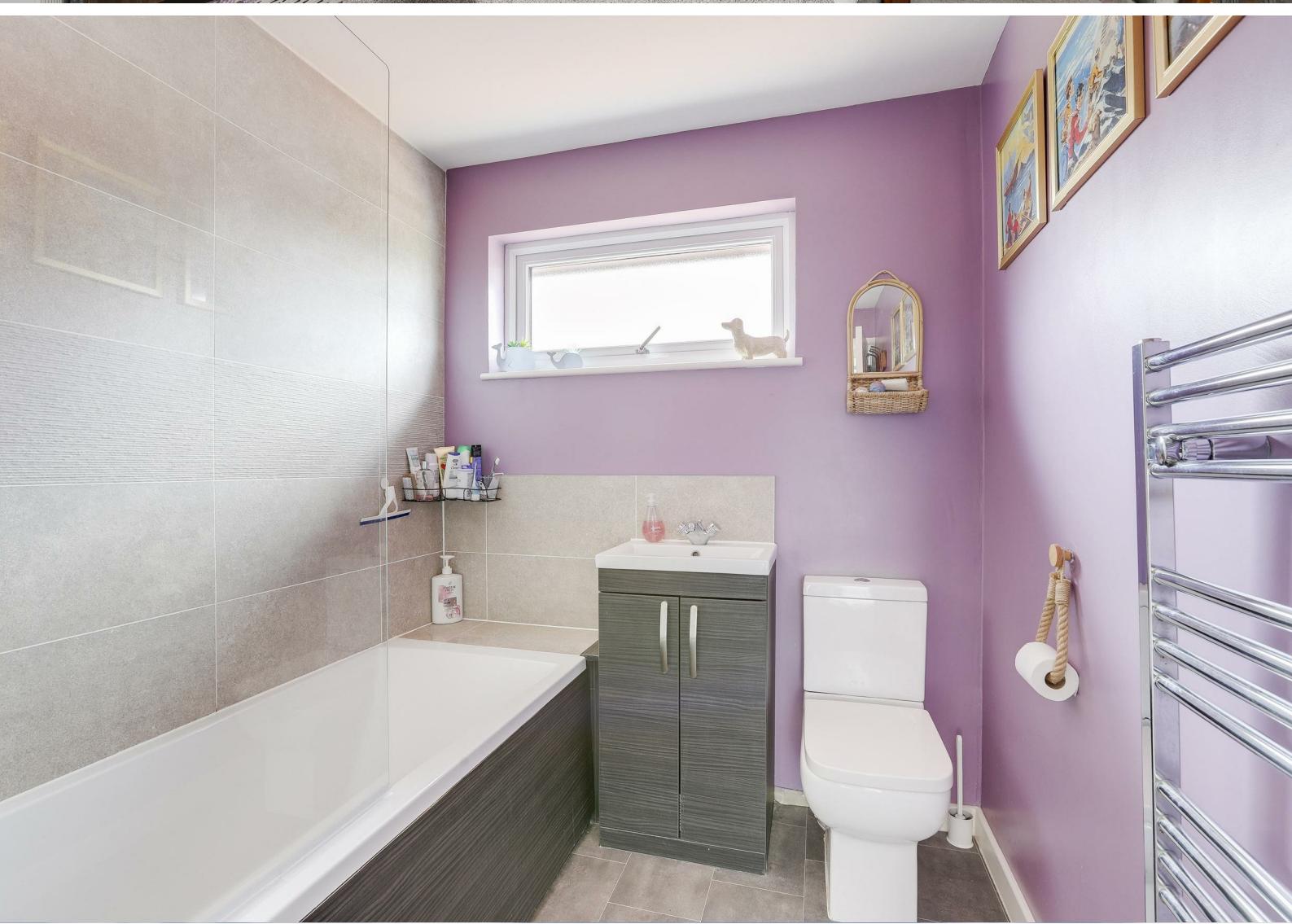
This well-presented four-bedroom detached home offers generous living space throughout and has been fully refurbished in recent years. Improvements include a full rewire, a new boiler, and new radiators throughout, making it an ideal move-in ready choice for families. Set in a popular and convenient location, the property is close to a range of local amenities including Shipley Country Park, shops, well-regarded schools, and excellent transport links with easy access to the M1 and Ilkeston Railway Station. To the ground floor, you're welcomed by an entrance hall leading to a bright and spacious reception room with plenty of space for both dining and relaxing. The modern kitchen diner is perfect for family meals and everyday cooking, while a convenient ground floor W/C adds practicality. Upstairs, there are four double bedrooms, three of which include fitted wardrobes. The main bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a family bathroom. Outside, the front of the property offers a driveway providing off-road parking for multiple vehicles. To the rear, there is an enclosed garden featuring a patio seating area, a lawn bordered by a variety of plants and shrubs, a decked seating space creating a perfect space to enjoy the outdoors. Additionally, there is access to the garage.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Spacious Reception Rooms
- Modern Kitchen Diner
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'10" x 5'10" (max) (5.15m x 1.80m (max))

The entrance hall has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

### Reception Room

19'8" x 12'0" (6.00m x 3.67m )

The reception room has carpeted flooring, two radiators, ceiling coving, a decorative mantelpiece and two UPVC triple-glazed windows to the front elevation.

### Kitchen Diner

19'7" x 12'9" (max) (5.98m x 3.91m (max))

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink with a swan neck mixer tap, an integrated oven, a gas ring hob and extractor fan. Partially tiled walls, recessed spotlights, a radiator, vinyl flooring, a UPVC triple-glazed window to the rear elevation and double French doors opening out to the rear garden.

### W/C

6'2" x 3'4" (max) (1.88m x 1.02m (max))

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, vinyl flooring and a UPVC triple-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

12'1" x 10'4" (max) (3.70m x 3.15m (max))

The landing has carpeted flooring, a UPVC triple-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

### Master Bedroom

12'3" x 10'2" (3.75m x 3.10m )

The main bedroom has carpeted flooring, a radiator, access to the en-suite and a UPVC triple-glazed window to the rear elevation.

### En-Suite

8'11" x 3'3" (2.73m x 1.00m )

The en-suite has a low level dual flush W/C, a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, vinyl flooring and a UPVC triple-glazed obscure window to the side elevation.

### Bedroom Two

12'3" x 10'10" (max) (3.74m x 3.31m (max))

The second bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted sliding door wardrobes and a UPVC triple-glazed window to the front elevation.

### Bedroom Three

13'0" x 7'2" (max) (3.97m x 2.20m (max))

The third bedroom has carpeted flooring, a radiator, a floor-to-ceiling fitted wardrobe and a UPVC triple-glazed window to the rear elevation.

### Bedroom Four

12'2" x 7'2" (max) (3.71m x 2.19m (max))

The fourth bedroom has carpeted flooring, a radiator, a floor-to-ceiling fitted wardrobe and a UPVC triple-glazed window to the front elevation.

### Bathroom

9'1" x 6'3" (max) (2.78m x 1.92m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, a heated towel rail, partially tiled walls, access to the airing cupboard, vinyl flooring, extractor fan and a UPVC triple-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple vehicles, gated access to the rear garden, a gravelled garden with a small lawn and shrubs.

### Rear

To the rear is an enclosed garden with a paved patio area, a lawn bordered by a variety of plants and shrubs, a decked seating area, a shed, access to the garage and fence panelling boundaries.

### Garage

20'9" x 8'11" (6.35m x 2.73m )

The garage courtesy lighting, a window to the rear elevation, a single door providing access from the rear garden and an up-and-over door.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

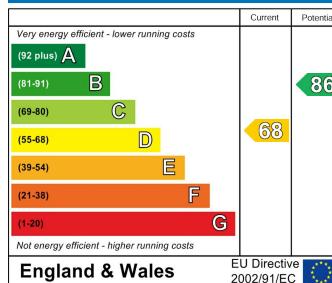
Flood Defenses – No

Non-Standard Construction – No

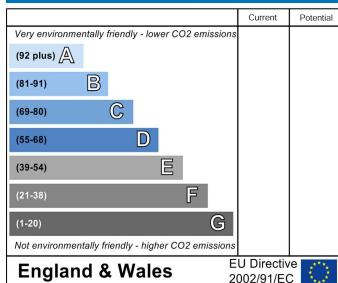
Any Legal Restrictions – No

Other Material Issues – No

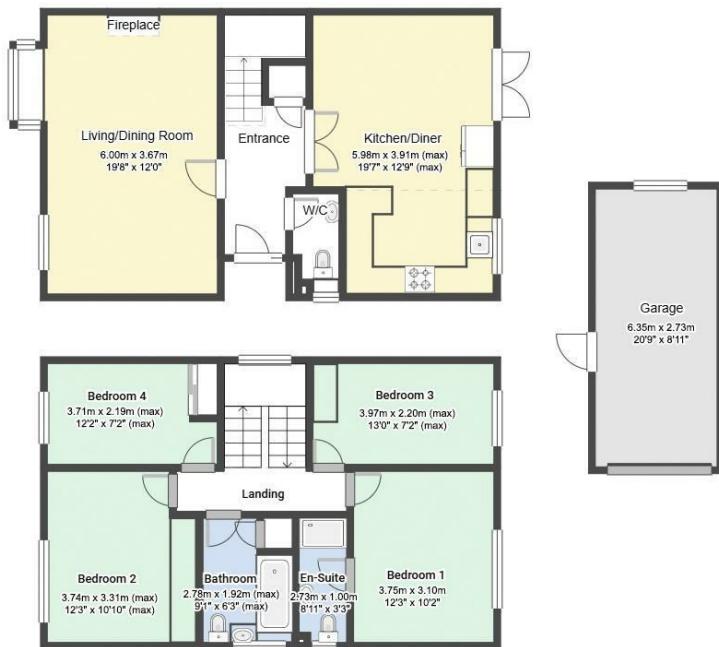
### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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