

HoldenCopley

PREPARE TO BE MOVED

Norman Crescent, Ilkeston, Derbyshire DE7 8NN

Guide Price £230,000

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GUIDE PRICE £230,000 - £250,000

DETACHED HOUSE...

This detached residence presents an ideal opportunity for families seeking a new home, offering generous living space spread over three floors. Nestled in a tranquil residential area, it enjoys convenient proximity to local amenities, transportation options, and schools. Upon entering, you're greeted by an inviting foyer with a convenient W/C. The ground floor features a charming bay-fronted living room, a dining area enhanced by a wood-effect burner, seamlessly flowing into a cosy sitting room, and a contemporary kitchen. The first floor hosts two spacious double bedrooms serviced by a well-appointed three-piece bathroom suite. Ascending to the second floor reveals another double bedroom, complete with a walk-in closet and an additional three-piece bathroom suite. Externally, the property boasts a gated driveway with courtesy lighting and access to the garage. The garage, equipped with double doors leading to the rear garden, offers electricity, lighting, and convenient access via an up-and-over door. The rear garden provides a serene retreat with paved patio areas, a lawn, gravelled borders adorned with various plants and shrubs, complemented by courtesy lighting, an outdoor tap, and fence paneling. Additionally, a versatile garden room currently serves as an office, featuring carpeted flooring, lighting, power points, and double French doors opening onto the garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room & Sitting Room
- Dining Room
- Fitted Kitchen
- Two Three Piece Bathrooms

Suites & A Ground Floor W/C

- Walk In Closet
- Driveway & Garage
- Versatile Garden Room
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 6'3" (max) (4.32m x 1.91m (max))

The entrance hall has wooden flooring, carpeted stairs, a radiator, a UPVC double glazed window to the side elevation, coving to the ceiling, and single door providing access into the accommodation.

W/C

7'4" x 2'4" (2.25m x 0.73m)

This space has a low level dual flush W/C, a column radiator, partially tiled walls, and a UPVC double glazed obscure window to the side elevation.

Living room

13'6" x 12'0" (max) (4.14m x 3.67m (max))

The living room has a UPVC double glazed bay window to the front elevation, coving to the ceiling, a TV point, a period feature fireplace with a decorative surround and tiled hearth, and wooden flooring.

Dining Room

13'5" x 11'1" (4.09m x 3.40m)

The dining room has wooden flooring, a radiator, coving to the ceiling, a wood burner effect fireplace with a decorative surround and open plan into the sitting room.

Sitting Room

10'7" x 6'0" (3.24m x 1.85m)

The sitting room has wooden flooring, a radiator, UPVC double glazed windows to the side and rear elevation and double French doors opening out to the rear garden.

Kitchen

13'1" x 10'11" (max) (3.99m x 3.33m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, a integrated oven with an electric hob and an angled extractor fan, space for an American fridge freezer, space and plumbing for a dishwasher and a washing machine, wood-effect flooring, tiled splashback, a UPVC double glazed window to the rear elevation and a single door to access the garden.

FIRST FLOOR

Landing

15'8" x 8'5" (max) (4.79m x 2.59m (max))

The landing has two UPVC double glazed windows to the front and side elevation, carpeted flooring, a radiator, an in-built cupboard and provides access to the first floor accommodation

Bedroom Two

12'1" x 11'1" (max) (3.69m x 3.64m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wooden flooring

Bedroom Three

11'1" x 9'2" (max) (3.39m x 2.80m (max))

The third bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes, coving to the ceiling, a radiator, and wood effect flooring.

Bathroom

6'2" x 5'5" (1.90m x 1.67m)

The bathroom has a concealed dual flush W/C combined with a countertop wash basin and fitted storage, a 'P' shaped bath with central taps, an overhead rainfall shower and a handheld shower head, a shower screen, a heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom One

13'7" x 12'0" (max) (4.16m x 3.68m (max))

The main bedroom has two Velux windows, a UPVC double glazed window to the side elevation, a radiator, eaves storage, recessed spotlights, and wood-effect flooring

Shower Room

6'6" x 4'1" (2.00m x 1.51m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, an electrical shaving point, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, gold fixtures, partially tiled walls, tiled flooring, a heated towel rail, an extractor fan, recessed spotlights, and a UPVC double glazed obscure window to the side elevation.

Walk in Closet

8'0" x 6'8" (max) (2.44m x 2.04m (max))

The walk in closet has wood effect flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a gated driveway with courtesy lighting and access into the garage

Garage

17'10" x 8'1" (5.44m x 2.48m)

The garage has double doors opening out to the rear garden, electrics, lighting, and an up-and-over door providing access onto the driveway.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a lawn, decorative gravelled areas with a range of plants and shrubs, courtesy lighting, an outdoor tap, fence panelling and a office.

Office

11'4" x 7'3" (3.46m x 2.22m)

This space is currently being used as an office and benefits from lighting and power points, carpeted flooring, and double French door opening out to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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

www.holdencopley.co.uk

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