

# HoldenCopley

PREPARE TO BE MOVED

Gisbey Road, Ilkeston, Derbyshire DE7 4SF

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£280,000

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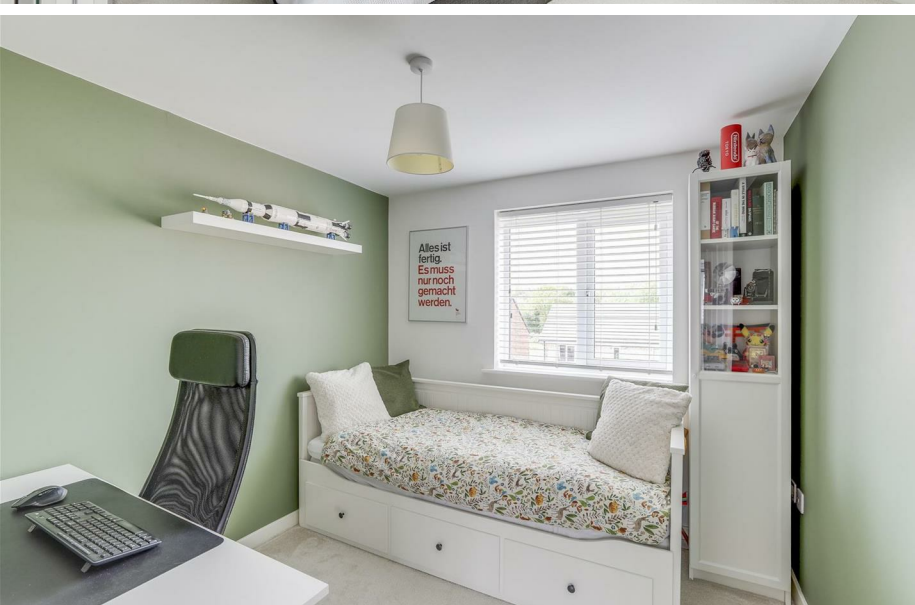


## NO UPWARD CHAIN

This exceptionally well-presented three-bedroom detached property offers the perfect blend of modern living and practical design, making it an ideal purchase for a wide variety of buyers, including families, professionals, and those looking for their forever home. Tucked away in a sought-after residential area just minutes from Ilkeston town centre, this home enjoys the convenience of a central location while still offering peace and privacy. With an excellent selection of shops, cafés, restaurants, and bars nearby, along with reputable schools and fantastic transport links such as Ilkeston Train Station and easy access to the M1, this property is perfectly positioned for modern living. The ground floor accommodation is immaculately maintained and flooded with natural light, beginning with a bright and welcoming entrance hallway. To the right, you'll find a spacious living room, and to the rear, the heart of the home lies in the open-plan kitchen diner, complete with sleek units and ample space for dining and entertaining. Completing the ground floor is a separate utility room offering additional storage and laundry space, along with a convenient downstairs W/C. Upstairs, the property continues to impress with three double bedrooms. The master bedroom benefits from its own private en-suite shower room, while the remaining two bedrooms are serviced by a modern three-piece bathroom suite. Outside, the front of the property boasts a generous driveway providing off-street parking for multiple vehicles and access to a detached garage. Gated side access leads to a beautifully landscaped rear garden, an ideal space for summer gatherings and outdoor relaxation.

## MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Spacious Living Room
- Modern Kitchen/Diner
- Utility Room
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway & Detached Garage
- Excellent Transport Links
- No Upward Chain











GROUND FLOOR

Entrance Hall

12'11" x 6'9" (3.96m x 2.08m )

The entrance hall features vinyl flooring, carpeted stairs, a radiator, a built-in cupboard, a UPVC double-glazed window to the side elevation, access to the ground floor W/C, and a composite door providing entry into the accommodation.

W/C

5'3" x 3'0" (1.62m x 0.92m )

This space features a low-level dual flush W/C, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, and vinyl flooring.

Living Room

12'11" x 12'2" (3.94m x 3.72m )

The living room has carpeted flooring, a radiator, a TV point, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

18'0" x 9'3" (5.50m x 2.83m )

The kitchen features a range of fitted wall and base units with wood-effect worktops, an integrated oven, a gas hob with a splashback and extractor fan, a stainless steel sink and a half with drainer, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, a radiator, vinyl flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, double French doors opening out to the rear garden, and access to the utility room.

Utility Room

5'8" x 5'3" (1.74m x 1.62m )

The utility has fitted base and wall units with wood-effect worktops, a radiator, space for a dryer, vinyl flooring, and a UPVC door providing side access.

FIRST FLOOR

Landing

12'2" x 6'10" (max) (3.72m x 2.09m (max))

The landing has carpeted flooring, a built-in cupboard, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first-floor accommodation.

Master Bedroom

12'11" x 10'8" (3.95m x 3.27m )

The main bedroom features carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

5'11" x 5'10" (1.81m x 1.78m )

The en-suite features a low-level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed rainfall shower and bi-folding door, a chrome heated towel rail, an extractor fan, partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

9'6" x 8'6" (2.90m x 2.61m )

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'6" x 9'3" (2.90m x 2.83m )

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'9" x 5'6" (2.08m x 1.68m )

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower, an extractor fan, a chrome heated towel rail, vinyl flooring, tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a lawn with various shrubs, a driveway for off-street parking, access to the garage, and gated side access to the rear garden.

Garage

17'6" x 8'11" (5.34m x 2.74m )

The garage has lighting, power points, and an up-and-over door.

Rear

To the rear is an enclosed garden, a seating area with blue slate chippings, a lawn, external lighting, various plants and shrubs, and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

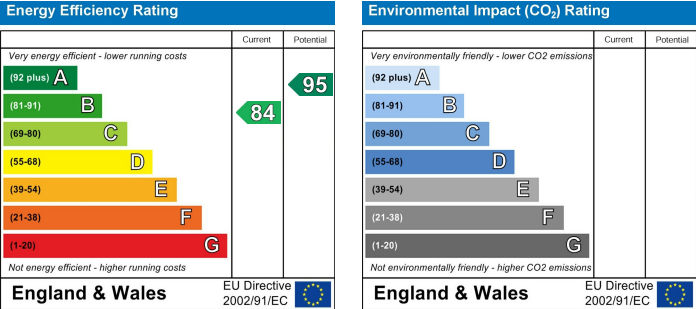
DISCLAIMER

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  
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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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