

HoldenCopley

PREPARE TO BE MOVED

Norman Crescent, Ilkeston, Derbyshire DE7 8NN

Guide Price £250,000 - £260,000

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SIMPLY STUNNING...

This three bedroom detached house is a credit to the current owner as the property has been transformed by being completely renovated including brand new flooring, a new boiler and much more at no expense spared. This well presented home would make the perfect purchase for any family buyer as the property boasts spacious accommodation spanning across three floors. Situated in a quiet, residential location within reach of various local amenities, transport links and schools. To the ground floor is an entrance hall with a W/C, a bay fronted living room, a dining room benefiting from a wood effect burner and open plan to a snug and a modern kitchen. The first floor offers two double bedrooms serviced by a stylish bathroom suite and upstairs on the second floor is a further double bedroom complete with a dressing room and an additional modern bathroom. Outside to the front is a gated driveway with access into the garage providing ample off road parking and to the rear is a private enclosed landscaped garden benefiting from a versatile summer house, which is currently being used as a gym!

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Newly Renovated Throughout
- Brand New Boiler
- Modern Kitchen
- Two Reception Rooms
- Two Modern Bathroom Suites
- New Flooring Throughout
- Driveway & Garage
- Landscaped Garden With Summer House





GROUND FLOOR

Entrance Hall

14'1" x 5'5" (4.31 x 1.66)

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

W/C

7'4" x 2'5" (2.25 x 0.74)

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" (4.14 x 3.67)

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

Dining Room

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

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

Snug

11'2" x 6'2" (3.41 x 1.90)

The snug 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

13'8" x 10'9" (max) (4.19 x 3.29 (max))

The kitchen has a range of fitted base and wall units with worktops and under cabinet lighting, a sink and half with a swan neck 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, laminate effect flooring, tiled splashback, a UPVC double glazed window to the rear elevation and a single door to access the garden

FIRST FLOOR

Landing

15'7" x 8'5" (4.77 x 2.59)

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

11'1" x 9'2" (3.40 x 2.80)

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

Bedroom Three

11'11" x 9'1" (3.65 x 2.78)

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

Bathroom

6'2" x 5'6" (1.89 x 1.68)

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

Landing Two

6'7" x 2'8" (2.02 x 0.83)

The upper landing has wood effect flooring, a UPVC double glazed obscure window to the side elevation and provides access to the second floor accommodation

Master Bedroom

13'5" x 11'9" (4.10 x 3.60)

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

Dressing Room

8'0" x 6'8" (2.44 x 2.05)

The dressing room has wood effect flooring and a Velux window

Bathroom

6'6" x 4'11" (2.00 x 1.51)

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

OUTSIDE

Front

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

Garage

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 summer house

Summer House

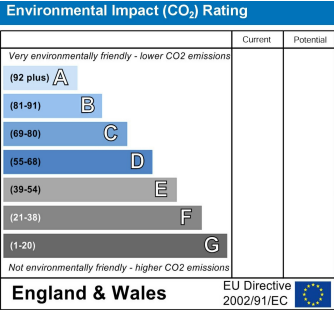
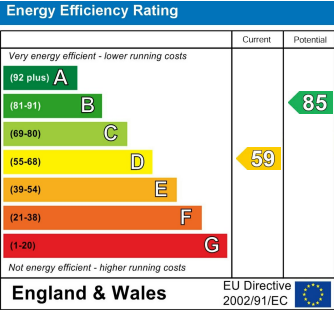
11'4" x 7'4" (3.47 x 2.24)

The summer house is currently being used as a gym and benefits from lighting and power points. The gym equipment is potentially negotiable

DISCLAIMER

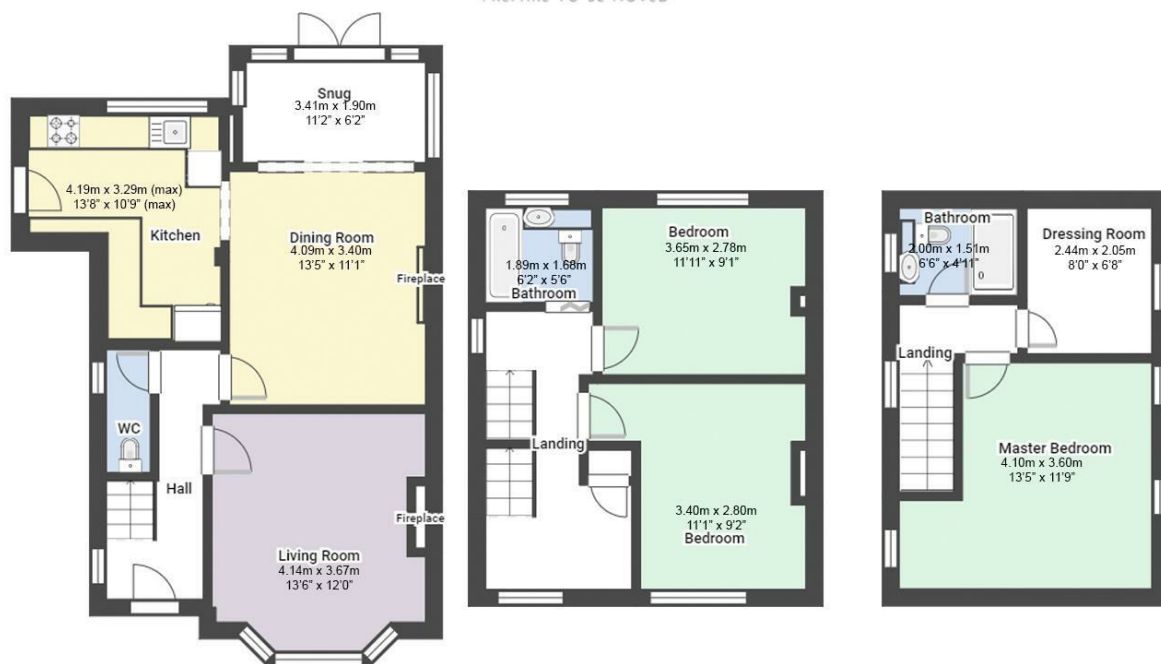
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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