

Ladywood Road  
Kirk Hallam, Derbyshire DE7 4NJ

**£235,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.





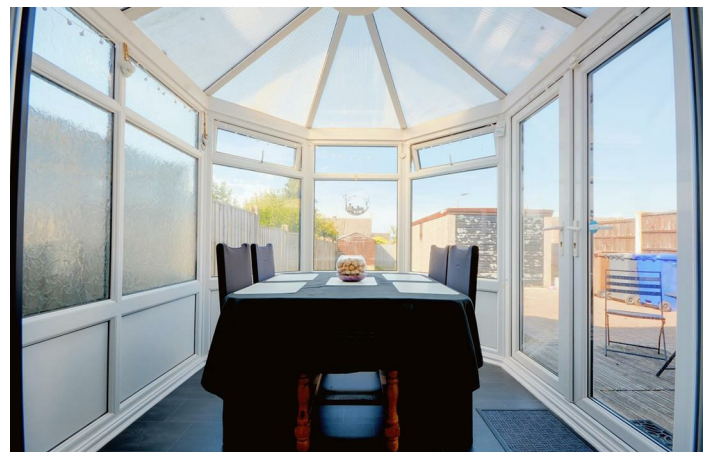
A three bedroom semi detached house comes to the market in a ready to move into condition.

A particular feature of this property is the stylish open plan family dining kitchen offering a modern and contemporary feel with composite laser cut worktops and Range.

Further features of the property include gas fired central heating served from a modern combination boiler, uPVC double glazed windows, solar panelling (giving cheaper electricity).

The property is set back from the road on a service road on this highly regarded street, Ladywood Road. With ample off-street parking, garage and generous rear gardens. Conveniently situated for families and commuters alike as local schools are within easy reach as is a regular bus service. The market town of Ilkeston is around a mile away and for those who enjoy the outdoors, Kirk Hallam is on the doorstep of the Derbyshire countryside with Stanton by Dale and Dale Abbey within walking distance.

This property will suit first time buyers and young families and we recommend an early internal viewing.



## LIVING ROOM

16'8" x 12'10" (5.10 x 3.93)

Offering an open plan feel, stairs leading to the first floor, double glazed window and front entrance door.

## FAMILY DINING KITCHEN

16'6" x 10'9" (5.05 x 3.3)

The kitchen area comprises a comprehensive fitted range of recently installed wall, base and drawer units with feature contrasting composite laser fitted worktops and inset one and a half bowl sink unit. gas/electric range-style cooker, space for American-style fridge/freezer, free standing washing machine, wall mounted Worcester gas fired combination boiler (for central heating and hot water). Tubular radiator, double glazed window to the rear and double glazed French doors leading to the conservatory.

## CONSERVATORY

8'4" x 8'3" (2.56 x 2.54)

Contemporary radiator, double glazed windows and door leading to the rear garden.

## FIRST FLOOR LANDING

Double glazed window and loft hatch.

## BEDROOM ONE

12'11" x 9'11" (3.94 x 3.03)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'9" x 9'10" (3.28 x 3.01)

Built-in linen cupboard, radiator, double glazed window to the rear.

## BEDROOM THREE

9'10" less bulkhead of stairs x 6'5" (3.02 less bulkhead of stairs x 1.97)

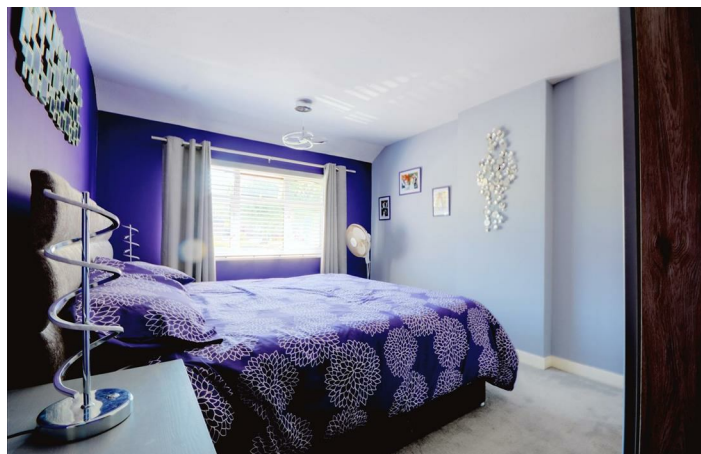
Radiator, double glazed window to the front.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with electric shower. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

The property is set back from the road with tiered front garden, having gravelled vehicle standing and driveway providing further off-street parking which then runs along the side of the property to a sectional concrete single garage. The rear gardens are of generous size enclosed laid mainly to lawn with decked area and area suitable for patio.







While 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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