



**Grey Meadow Road
, Ilkeston DE7 8EZ**

£200,000 Freehold

A SPACIOUS THREE BEDROOM, THREE STOREY END TOWN HOUSE.



We are pleased to offer for sale this surprisingly spacious three bedroom, three storey end town house.

A particular feature of this property is the master bedroom suite located on the second floor, offering a generous bedroom and en-suite shower room.

Further features of this property include gas central heating served from a combination boiler, UPVC double glazed windows, useful cloakroom/w.c. and contemporary log burner in the living room.

Situated on a corner position with off street parking for two vehicles side by side to the front and an enclosed attractive landscaped rear gardens with ease of maintenance in mind.

Approximately 12 years old, this property is situated in a modern residential suburb, ideally placed for families and commuters alike. Local schools are within walking distance as is a regular bus service and also the town centre is within easy reach, a busy market town with a variety of independent retailers including Tesco and Morrison's. Ilkeston has its own train station and good commutability to the cities of Derby and Nottingham.

Other strings to the bow of the location are Ilkeston Community Hospital and Shipley Country Park, a great open space which includes the Nut Brook Trail.

Ready to move in to, this modern property suits first time buyers, professional couples and families alike and we strongly recommend an early internal viewing.



Entrance Hall

Double glazed front entrance door, radiator, stairs to the first floor and doors to:

Cloaks/w.c.

Incorporating a two piece suite comprising of a wash hand basin and low flush w.c.

Breakfast Kitchen

15'11" x 6'1" increasing to 7'10" approx (4.87m x 1.87m increasing to 2.4m approx)

Incorporating a fitted range of wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge, freezer and washing machine. Concealed LED downlights, radiator, cupboard housing the gas combination boiler (for central heating and hot water). Double glazed window to the front.

Living Room

14'7" x 12'11" approx (4.45m x 3.96m approx)

Feature contemporary log burner, radiator, double glazed windows and French doors leading to the rear garden.

First Floor Landing

Stairs leading to the second floor and doors to:

Bedroom 2

10'11" x 12'5" less wardrobes approx (3.34m x 3.81m less wardrobes approx)

Fitted wardrobes to one wall, radiator, double glazed window to the rear.

Bedroom 3

11'1" x 6'3" approx (3.38m x 1.93m approx)

Radiator, double glazed window to the front.

Bathroom

6'8" x 6'2" approx (2.04m x 1.88m approx)

Incorporating a three piece suite comprising wash hand basin, low flush w.c. and bath. Partial tiling to the walls, radiator, air extractor.

Second Floor Landing

Giving access to the master bedroom.

Bedroom 1

21'0" x 12'11" approx (6.41m x 3.96m approx)

A spacious room with fitted mirror fronted wardrobes, radiator and two double glazed Velux roof windows. Door to:

En-Suite

9'6" x 9'0" approx (2.9m x 2.76m approx)

A spacious room comprising of a wash hand basin, low flush w.c. and step in shower cubicle. Partial tiling to the walls, radiator, double glazed window.

Outside

A small open plan front garden with off street parking for two vehicles side by side. The rear garden is enclosed, landscaped with ease of maintenance in mind, with paving, gravelled areas, ornamental shrubs and garden shed.

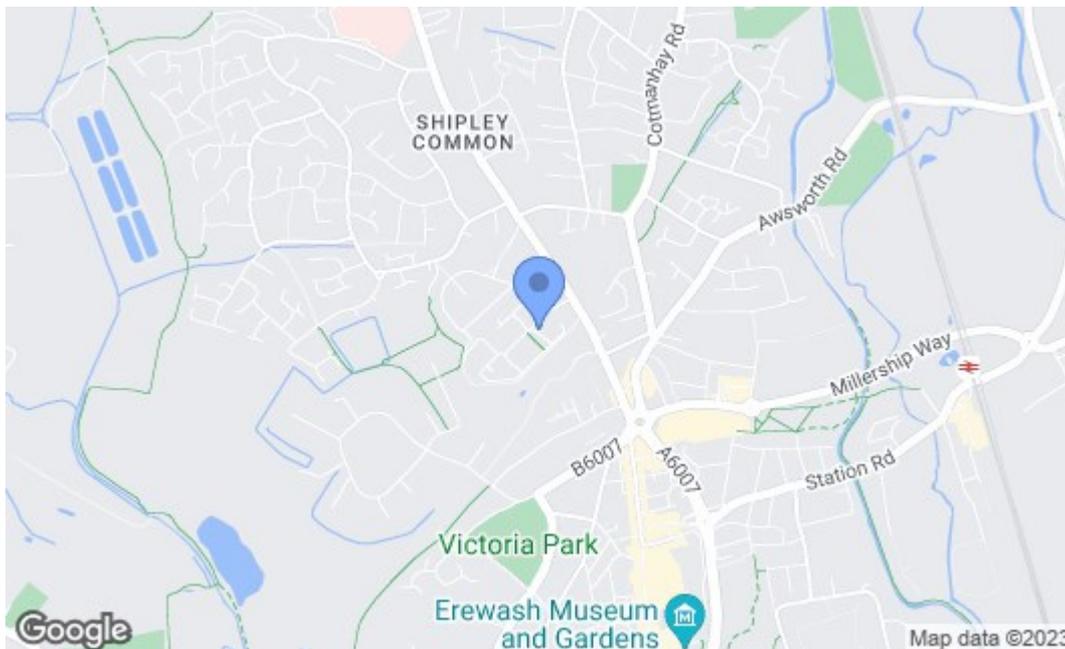
Council Tax

Erewash Borough Council Band C





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other parts, for all approximate and no responsibility is taken for any error, omission or inaccuracy. Plans, floor levels, and other details are subject to change without notice and are not to be used as a basis for any legal proceedings or other purposes. As to their accuracy or efficiency can be given. Robert Ellis (2023)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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 environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.