



**Wingfield Drive  
Ilkeston, Derbyshire DE7 8UZ**

**£220,000 Freehold**

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A three bedroom semi detached house situated in a cul de sac within the popular suburb known as "Shipley View".

Benefiting from gas fired central heating and double glazing, the property is offered for sale with NO UPWARD CHAIN and is ideally suited to first time buyers and young families. A driveway provides ample off-street parking and leads to a single garage. The rear gardens are landscaped with patio and lawn.

Situated within the popular residential suburb of Shipley View, as the name suggests, the property is close to Shipley Country Park, including the Nutbrook Trail, a walk and cycle route leading all the way to the Trent Lock and River Trent in Sawley. There is a useful parade of shops within the estate, regular bus service and schools for all ages are also within easy reach along with the market town centre of Ilkeston.



## ENTRANCE HALL

Double glazed front entrance door, radiator. Door to lounge.

## LOUNGE

14'7" x 13'10" (4.46 x 4.22)

Stairs to the first floor, radiator, double glazed windows to the side and front.

## DINING KITCHEN

14'8" x 9'10" (4.48 x 3.02)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Understairs store cupboard housing the gas boiler (for central heating and hot water). Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Radiator, window and hatch with ladder to loft space.

## BEDROOM ONE

13'8" x 8'7" (4.17 x 2.62)

Radiator, double glazed window.

## BEDROOM TWO

9'0" x 8'4" (2.76 x 2.55)

Radiator, double glazed window.

## BEDROOM THREE

10'9" reducing to 7'7" x 5'11" (3.28 reducing to 2.33 x 1.81)

Built-in wardrobe, radiator, double glazed window.

## BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath with shower over. Radiator, double glazed window.

## OUTSIDE

Situated in a cul de sac with front garden, partially open plan, with gravel bed. A block paved driveway provides off-street parking and runs along the side of the house to the garage. There is gated access at the side leading to the rear garden which is enclosed with patio and lawn.

## GARAGE

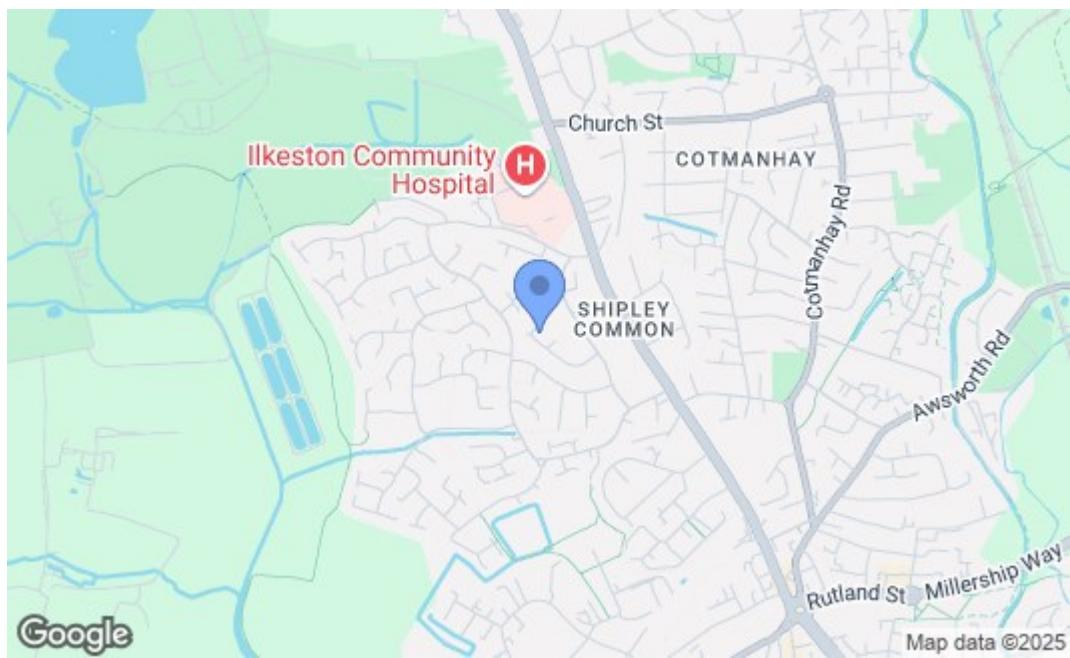
17'10" x 8'4" (5.46 x 2.56)

Up and over door, light and power, courtesy door to the side.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





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		
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		
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.