



Wortley Close  
Ilkeston, Derbyshire DE7 5EU

**£230,000 Freehold**

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE.



What cannot be appreciated from the road and front elevation is the fact that the property benefits from a larger than expected rear garden which backs onto the Erewash Canal with secure fencing and gate leading onto the towpath which forms part of the Erewash Valley Cycle Trail. This feature is ideal for those who enjoy the outdoors where there is angling, walking or cycling.

This well presented property benefits from gas fired central heating, double glazed windows, double glazed conservatory and the kitchen has been recently completely replaced with a contemporary range of fitted units with quartz work surfacing and integrated appliances.

Further features of this property include a modern and contemporary bathroom, useful cloaks/WC to the ground floor and a forecourt providing off-street parking for up to three vehicles which leads to a single garage.

Located at the head of a cul de sac in this popular and established residential suburb within easy reach of local schools for all ages, the market town centre of Ilkeston where there is a variety of shops and facilities including Tesco and Morrisons. For those wishing to commute, Ilkeston has its own train station and good transport links to the neighbouring cities of Nottingham and Derby.

A great home for families and first time buyers. An early internal viewing comes highly recommended.



#### SIDE ENTRANCE LOBBY

Double glazed front entrance door, doors to kitchen and cloaks/WC.

#### CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

#### KITCHEN

11'1" x 8'10" (3.39 x 2.71)

Incorporating a modern and contemporary fitted range of wall, base and drawer units with contrasting quartz work surfacing and inset one and a half bowl sink unit with single drainer. Built in electric oven with matching combination microwave over. Electric induction hob with extractor hood over. Plinth heater, integrated dishwasher, plumbing for washing machine. Useful understair alcove. Double glazed window to the rear and doorway to dining room.

#### DINING ROOM

11'3" x 9'3" (3.44 x 2.83)

Radiator, double glazed patio doors to the conservatory, partially open to lounge.

#### CONSERVATORY

16'2" x 9'10" (4.93 x 3)

uPVC double glazed windows with door leading to the rear garden.

#### LOUNGE

15'3" x 11'2" (4.65 x 3.42)

Radiator, bay window to the front and door to the front lobby.

#### FRONT LOBBY

Stairs leading to the first floor.

#### FIRST FLOOR LANDING

Double glazed window, built in linen cupboard, hatch access to boarded loft.

#### BEDROOM ONE

8'10" to wardrobes x 10'11" (2.71 to wardrobes x 3.35)

Radiator, fitted wardrobes, double glazed windows to the rear.

#### BEDROOM TWO

11'3" x 10'11" (3.44 x 3.33)

Radiator, double glazed window to the front.

#### BEDROOM THREE

8'4" x 7'6" (2.55 x 2.3)

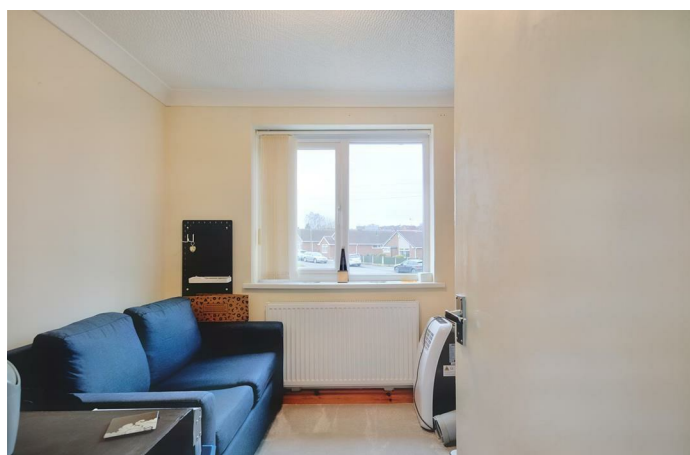
Radiator, double glazed window to the front.

#### BATHROOM

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with thermostatic controlled shower over. Partially tiled walls, radiator, double glazed window.

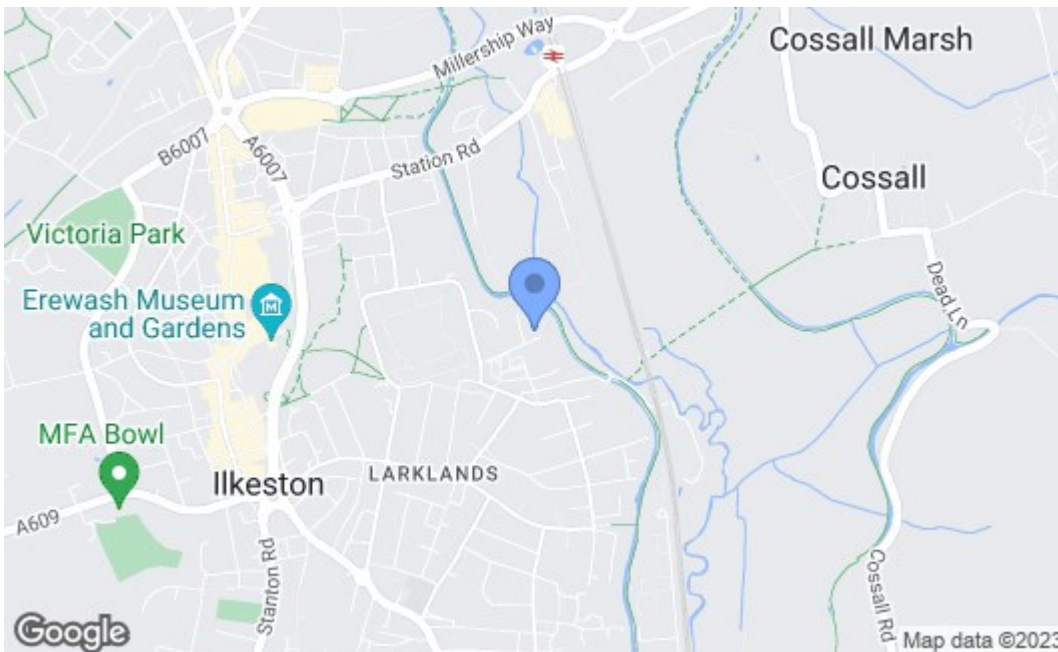
#### OUTSIDE

To the front is a forecourt with fence and wall to either side, open to the front providing parking for up to three vehicles. This in turn leads to the single garage. There is gated access at the side of the house leading to the front door and to the side and rear gardens. There is a large raised terraced patio area with steps leading to the main garden which is laid to lawn with a variety of shrubs. Secure fencing and lockable gate leading to Erewash Canal and public footpath (access to the towpath is via Potters Lock).





Whilst 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			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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