



Little Meadow Close  
Ilkeston, Derbyshire DE7 8YH

A MODERN TWO BEDROOM END TOWN  
HOUSE.

**£159,950 Freehold**



Built circa 2011, this property comes to the market in a ready to move into condition, with features including gas fired central heating served from a combination boiler, double glazed windows and an open plan living dining kitchen with modern units and built-in cooking appliances.

Further features include a useful cloaks/WC to the ground floor, and bedroom one has a walk-in closet which is ideal as a dressing room but could be used as a small study area. The property has a designated parking bay and an enclosed small town garden finished with paving and artificial turf.

Tucked away in a courtyard style development within this popular residential suburb off Heanor Road. Conveniently placed for the market town centre of Ilkeston which offers a range of shops and facilities. There is a Tesco and Morrisons, as well as train station close by. Ilkeston Community Hospital is a short drive away and for those who enjoy the open countryside, Shipleby Council Park is within easy reach.

This property is offered for sale with NO CHAIN and is available immediately. We believe the property will suit first time buyers, downsizers and long term buy to let investors. Internal viewing is recommended.



### ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

### CLOAKS/WC

Incorporating a two piece suite comprising pedestal wash hand basin and low flush WC. Radiator, double glazed window.

### OPEN PLAN LIVING DINING KITCHEN

17'0" reducing to 13'9" x 14'0" (5.19 reducing to 4.21 x 4.28)

The kitchen area comprises a range of fitted wall, base and drawer units with contrasting worktops and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, further appliance space. The living area has a radiator and two double glazed windows.

### FIRST FLOOR LANDING

Hatch to partially boarded loft.

### BEDROOM ONE

9'10" x 9'2" (3 x 2.8)

Radiator, double glazed window to the front. Door to walk-in closet.

### WALK-IN CLOSET/STUDY

6'7" x 3'7" (2.01 x 1.10)

Double glazed window.

### BEDROOM TWO

9'3" x 8'1" (2.83 x 2.47)

Radiator, double glazed window to the rear.

### SHOWER ROOM

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower cubicle with thermostatically controlled shower. Radiator, double glazed window.

### OUTSIDE

The property is situated in a communal courtyard where the property benefits from a designated off-street parking bay. Steps lead to the front door. There is a fenced and enclosed small town garden to the rear with paved patio and a section laid to artificial turf.

### AGENTS NOTE

The property is freehold but subject to an annual service charge which contributes towards the maintenance of the communal areas. This is currently £170 payable annually.

### COUNCIL TAX

Erewash Borough Council Band A.

### Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - information not available

Phone Signal – information not available

Sewage – Mains supply

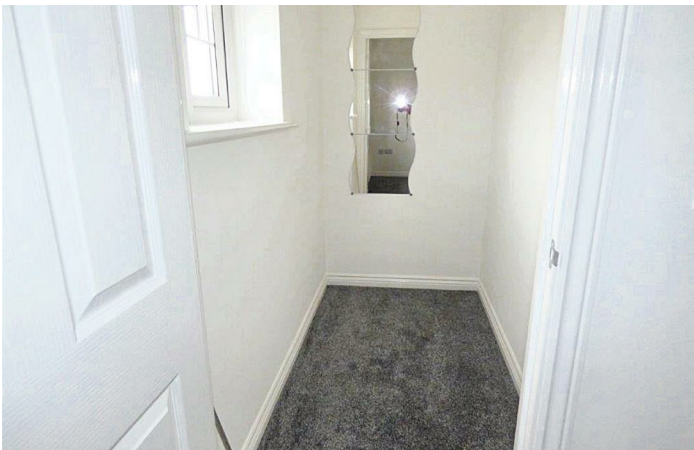
Flood Risk : Rivers & the Sea - Very Low Risk, Surface

Water - Very Low Risk

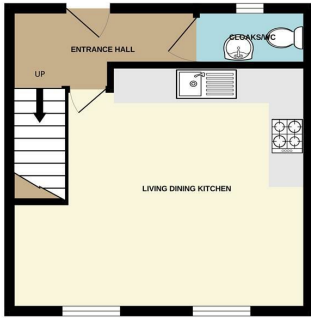
Flood Defences – No

Non-Standard Construction – No

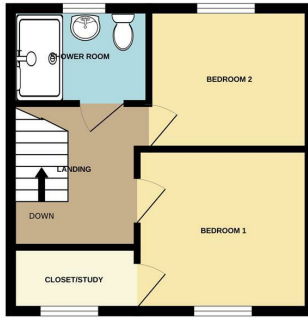
Other Material Issues – No



GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

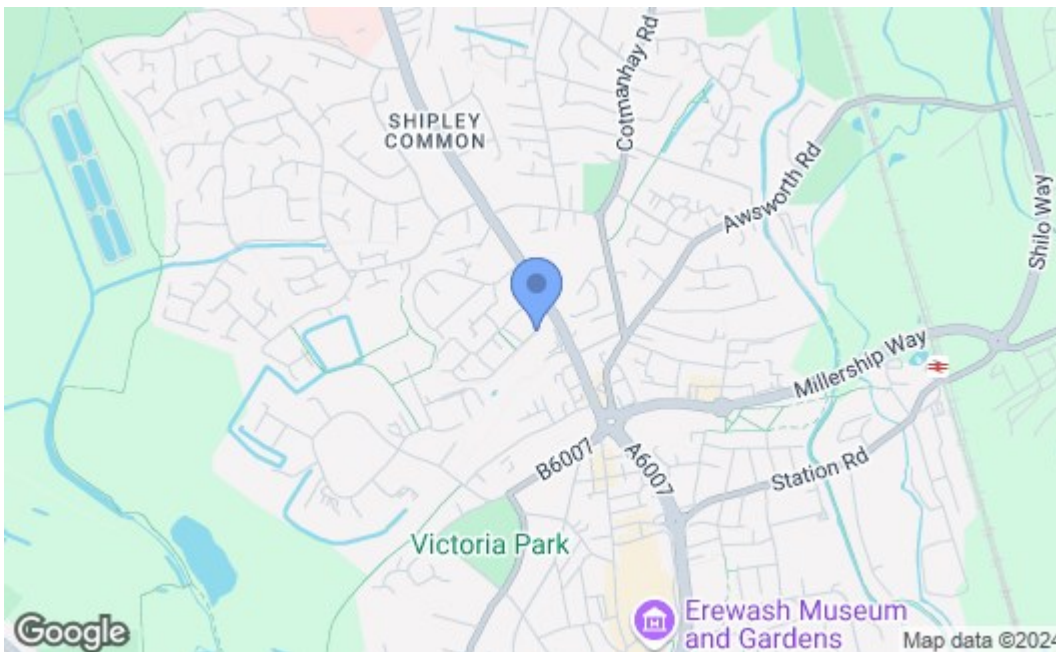


1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

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 misstatement. 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			90
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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