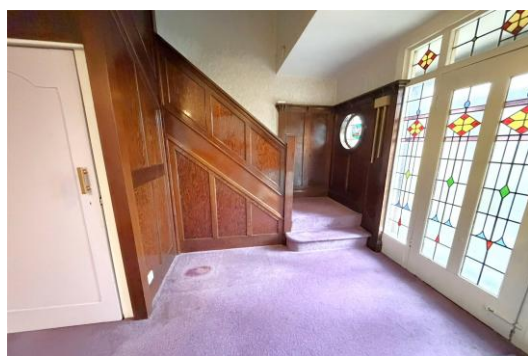
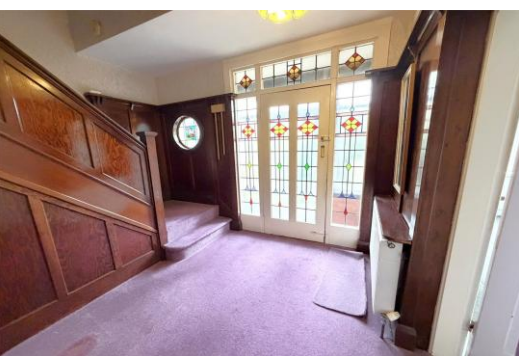


whitegates



Oakwell Drive, Ilkeston, DE7 5GL



4



1



3



EPC

D

Asking Price: £340,000

Freehold



## Oakwell Drive, Ilkeston, DE7 5GL

4 bedrooms  
1 bathroom  
3 reception rooms

**Asking Price: £340,000**

- Traditional Detached House
- Four Bedrooms
- Three Reception Rooms
- Gas C/H, Majority Double Glazed
- Sought After Location
- Driveway & Garage
- No Upward Chain
- Vacant Possession

### Council Tax Band: E

Traditional extended detached house in a sought after location. The spacious accommodation benefits gas central heating and majority UPVC double glazing. Offered with no upward chain and comprising : porch, reception hall, downstairs WC, lounge, dining room, sitting room and a kitchen. Galleried landing, four bedrooms and a shower room. Gardens to both front and rear, driveway and a garage. VACANT POSSESSION.

### Porch

2'1" x 10'8" (0.64m x 3.25m)

UPVC double glazed door and windows to the front aspect, single glazed door with a stained glass window into the reception hall.

### Reception Hall

Wooden panelled walls, stained glass porthole style window into the porch, stairs to the first floor landing, radiator, door to an under stairs storage cupboard which has a window to the side aspect.

### WC

5'11" x 3'3" (1.8m x 1m)

Low flush WC, hand wash basin, tiled walls, laminate floor and a UPVC double glazed obscure window to the side aspect.



### **Dining Room**

12' x 12' (3.66m x 3.66m)

UPVC double glazed bay window to the front aspect with a radiator below.

### **Lounge**

13' x 13' (3.96m x 3.96m)

Single glazed stained glass window to the side aspect and a radiator.

### **Sitting Room**

8'10" x 8'9" (2.7m x 2.67m)

UPVC double glazed double doors and UPVC double glazed windows to the rear aspect and a radiator.

### **Kitchen**

12'10" x 9'10" (3.9m x 3m)

Base and eye level kitchen units with work surface space and tiled splash areas. Four ring induction hob set into the work surface with an extractor hood over and a fitted oven adjacent. Fitted fridge and freezer. Single drainer sink unit with one and a half bowls, plumbing and space for a washing machine. Radiator, UPVC double glazed door and window to the rear aspect and a UPVC double glazed obscure window to the side aspect.

### **Galleried Landing**



Single glazed stained glass window to the side aspect and access to the loft space.

**Bedroom One**

13'1" x 13'1" (4m x 4m)

Range of fitted wardrobes and drawers, UPVC double glazed window to the rear aspect and a radiator.

**Bedroom Two**

12'4" x 12' (3.76m x 3.66m)

Range of fitted wardrobes, UPVC double glazed bay window to the front aspect and a radiator.

**Bedroom Three**

7'11" x 10' (2.41m x 3.05m)

UPVC double glazed window to the rear aspect and a radiator.

**Bedroom Four**

10'8" x 5'7" (3.25m x 1.7m)

UPVC double glazed window to the front aspect and a radiator.

**Bathroom**

8'2" x 5'11" (2.5m x 1.8m)

Bath with a shower head off the bath taps, step in corner shower cubicle, low flush WC, pedestal hand wash basin, tiled walls and floor and a UPVC double glazed obscure window to the side aspect.

**Front**

Set back from the road with a raised front garden having mature flower and shrub beds and a driveway running along the side of the property with gated pedestrian access to the rear garden.

**Garage**

27'8" x 9' (8.43m x 2.74m)

Double doors to the front aspect.

**Rear**

Paved patio area leading to a lawned garden having mature flower and shrub borders.



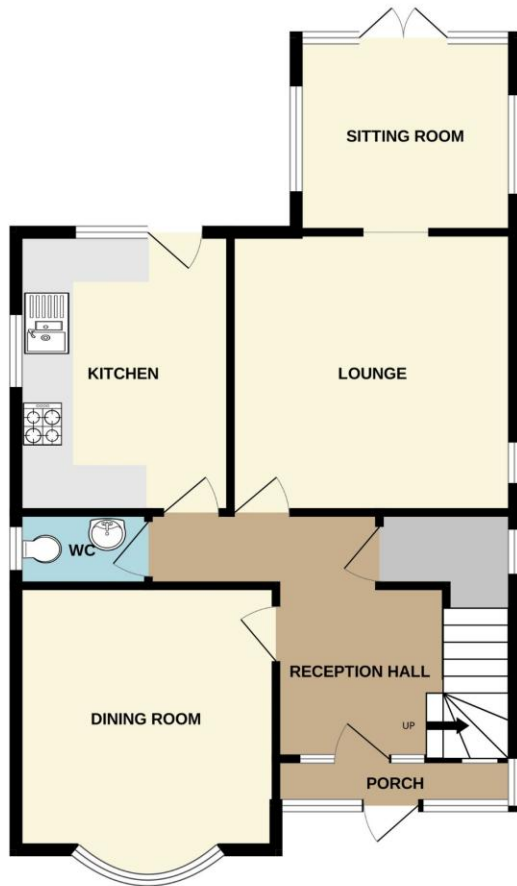
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



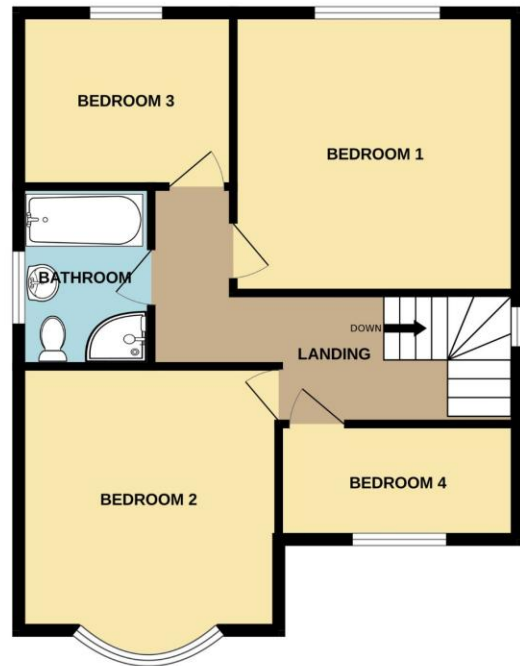




GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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 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.  
Made with Metropix ©2026

**0115 932 2376**

[ilkeston@whitegates.co.uk](mailto:ilkeston@whitegates.co.uk)

[www.whitegates.co.uk](http://www.whitegates.co.uk)

Whitegates Ilkeston

7 Bath Street, Ilkeston, Derbyshire,  
DE7 8AH

whitegates



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

