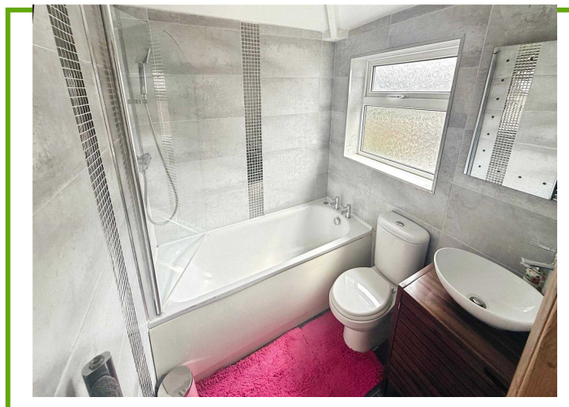


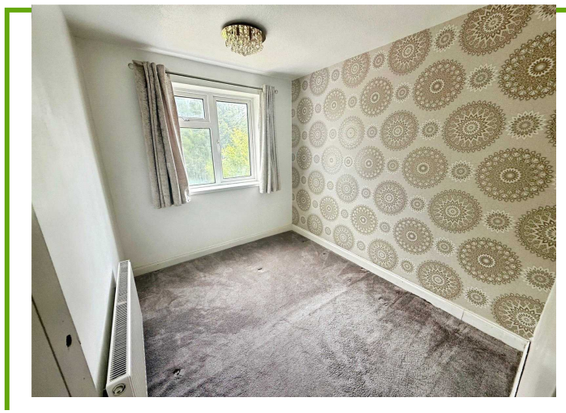


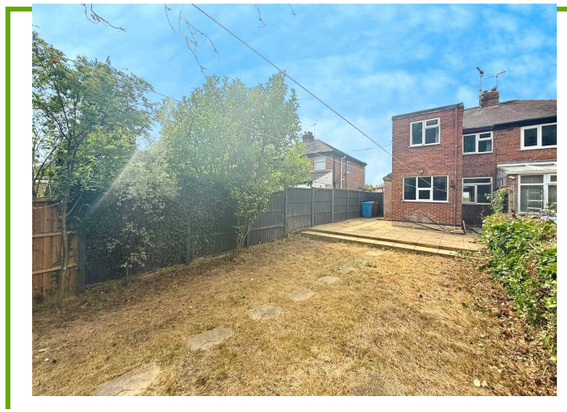












Derbyshire Drive, Ilkeston,
Derbyshire, DE7

Asking Price: £200,000

Tenure: To be advised

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Derbyshire Drive, Ilkeston, Derbyshire, DE7

Asking Price: £200,000 Tenure: To be advised

Council Tax Band:
EPC Rating: TBC
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

Semi-detached house , featuring three well-proportioned bedrooms: (please note the third bedroom in accessed through second) Modern fitted kitchen, Amtico style flooring family bathroom. This home also enjoys the benefits of parking and a private garden. This property is in an ideal spot for busy family life. EPC rating D, Council Tax Band A.

Location
Located off Stanton Road with access to J25 of M1 in 10 minutes, excellent schools with St John Horton on the door step, local amenities, and nearby parks,

Lounge
10'8" x 10'6" (3.25m x 3.2m)
A bright and spacious reception room having herringbone wood effect flooring, radiator and window to the front elevation.

Dining Room
10'7" x 10'8" (3.23m x 3.25m)
Open plan from the lounge area and having herringbone wood effect flooring, radiator and window to the rear elevation.

Seperate WC
6'1" x 2'7" (1.85m x 0.79m)
Having a low flush Wc and wash hand basin.

Kitchen
7'2" x 9'7" (2.18m x 2.92m)

Landing

Bedroom 1
10'6" x 13'3" (3.2m x 4.04m)
A great size double bedroom having a range of fitted wardrobes, Radiator and window to the front elevation.

Bedroom 2
10'7" x 10'8" (3.23m x 3.25m)
A further good size double room having a radiator and window to the rear elevation.

Bedroom 3
7'3" x 9'1" (2.2m x 2.77m)
Accessed from bedroom two. Having a radiator and window to the rear elevation.

Bathroom
5'7" x 5'11" (1.7m x 1.8m)
A contemporary suite comprising low flush wc, vanity wash hand basin and panelled bath with shower over. Tiled walls and floor. Heated towel rail and window to the side elevation.

Driveway
Ample off road parking is provided to the front of the property with a driveway.

Garden
A spacious and enclosed garden laid mainly to lawn with a paved patio area and side access gate.

Erewash Borough Council
Band A

EPC
Band D

Tenure
Freehold

Buyer guide
https://sprift.com/dashboard/property-report/?access_report_id=3965009

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.