

ON HOLD



**Nesfield Road , Ilkeston
Asking Price Of £200,000**

MARTIN&CO



Nesfield Road , Ilkeston

2 Bedrooms, 2 Bathroom

Asking Price Of £200,000

- Modern link detached home
- One of five properties built by the developer on Nesfield Road
- Accommodation over three floors
- Kitchen with space for dining table

ENTRANCE HALL Accessed via UPVC double glazed door. central heating radiator, stairs rising to first floor, under stairs storage cupboard.

GUEST CLOAKROOM White suite of WC, wash hand basin and central heating radiator.

UTILITY ROOM 7' 7" x 6' 3" (2.32m x 1.91m) UPVC double glazed door to rear, central heating radiator, wall and base units with roll edge worktops, tiled splash backs, plumbing for washing machine.



FIRST FLOOR

LANDING Central heating radiator. Stairs rising to second floor.

LOUNGE 14' 3" x 8' 5" (4.35m x 2.59m) UPVC double glazed window to the front elevation. Central heating radiator.

KITCHEN 15' 3" x 9' 7" (4.66m x 2.94m) With a range of units at eye and base level providing work surface storage and appliance space. Gas hob with electric oven under, stainless extractor hood, integrated fridge freezer and dishwasher, 1 1/2 bowl sink unit with tiled splashbacks.

UPVC double glazed windows to the rear elevation, Central heating radiator.

STUDY 6' 3" x 6' 1" (1.93m x 1.86m) UPVC double glazed window to the front elevation. Central heating radiator.

SECOND FLOOR LANDING With access to the roof space.

BEDROOM ONE 12' 0" x 9' 10" (3.66m x 3m) UPVC double glazed window to the front elevation, central heating radiator.

BEDROOM TWO 13' 0" x 8' 1" (3.97m x 2.47m) UPVC double glazed window to the rear elevation, double glazed Velux window to side, central heating radiator. Fitted double wardrobes.

BATHROOM Panelled Jacuzzi bath with mixer shower taps, pedestal wash basin. W.C. Part tiled walls

OUTSIDE The property is fronted by a driveway leading to the garage. To the rear is an enclosed garden laid to lawn.

Garage - 5.55M X 2.46M (18'3" X 8'1") - Up and over door to front, UPVC door to rear, Combination boiler.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		

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