



18 Oakham Way
Ilkeston DE7 8TF
£185,000

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A charming detached bungalow featuring two double bedrooms, nestled in a peaceful cul-de-sac location. Conveniently within walking distance of local bus stops, Ilkeston Community Hospital, and the town centre, this property offers both accessibility and comfort.

Set back from the road in a quiet residential area predominantly comprising detached houses and bungalows, the home benefits from ample off-road parking and a low-maintenance rear garden.

The accommodation includes a well-appointed fitted kitchen/diner with an archway leading into the spacious living room. An inner hallway provides access to two generously-sized bedrooms and bathroom, all arranged on a single storey for easy living.

Ilkeston is a highly sought-after market town situated strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a wide range of amenities, its own railway station, and excellent transport links — with quick access to Junctions 25 and 26 of the M1 motorway. Nottingham city centre and the Queen's Medical Centre are both just a 20-minute drive away, making this an ideal location for commuters.

This property is perfect for those seeking to downsize to single-storey living. Internal viewing is highly recommended to appreciate all that this home has to offer.





Kitchen/ Diner

14'10" x 8'9" (4.52m x 2.67m)

Double glazed window to the front & double glazed window and side entrance door, range of fitted wall, base and drawer units with laminate worktop over, stainless steel sink & single drainer, built-in electric oven with gas hob, wall mounted Baxi combi boiler, plumbed for washing machine, radiator, laminate flooring & archway to lounge/diner.

Lounge/Diner

16'10" x 11'3" (5.13m x 3.43m)

Double glazed window to the front elevation, brick fireplace, ceiling beams, TV point, radiator, carpet & door to inner hallway.

Bedroom One

12'4" x 9'1" (3.76m x 2.77m)

Double glazed window to the rear elevation, radiator & carpet.

Bedroom Two

12'2" x 10'9" (3.71m x 3.28m)

Double glazed window to the rear elevation, radiator & carpet.

Bathroom

7'5" x 6'4" (2.26m x 1.93m)

Frosted double glazed window to the side elevation, panelled bath, low flush WC, pedestal wash hand basin, storage cupboard, part tiled walls, radiator & vinyl flooring.

Outside

Rear Garden

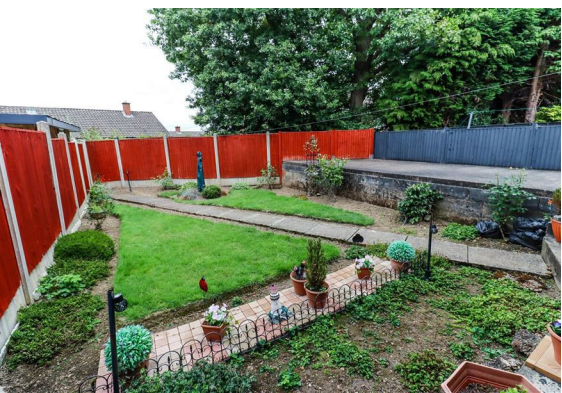
Paved pathways, lawn area, stocked borders & fence boundary.

Frontage

Small front garden with plants & shrubs, off road parking for several vehicles.

Council Tax

Erewash C



Floor Plan



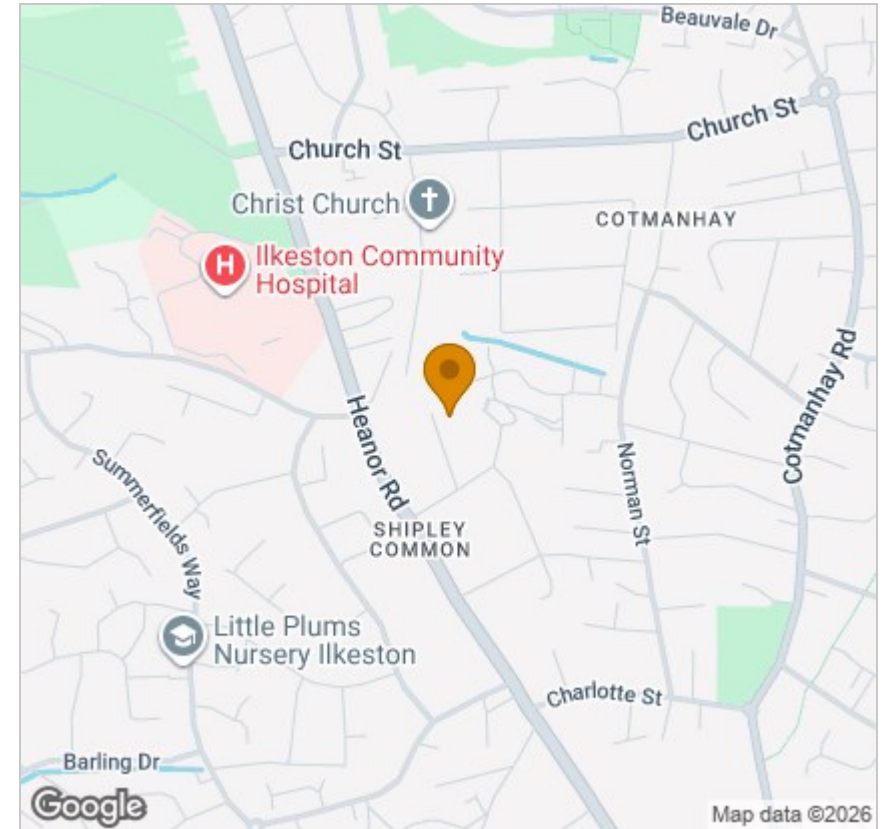
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

