



374 Godfrey Drive
Ilkeston DE7 4HW
£210,000

3 bedrooms, 1 bathroom, 1 living area, EPC rating E

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Discover this charming three-bedroom family home located in the highly desirable area of Kirk Hallam. This lovely property features an inviting entrance hallway, a fully fitted kitchen, and two spacious reception rooms perfect for family living and entertaining. A bright and airy conservatory extends the living space, providing a peaceful retreat overlooking the beautiful gardens.

Externally, the property boasts an attractive lawned frontage complemented by a driveway, a carport to the side leads to detached garage, offering ample parking and storage options. The rear gardens are a true highlight, with a vast lawn surrounded by well-stocked mature borders of trees and shrubs, creating a private and tranquil outdoor space.

Kirk Hallam is situated on the edge of Ilkeston, a sought-after market town centrally positioned between Nottingham and Derby in the borough of Erewash. The area offers a wide range of facilities, including Ilkeston's own railway station, and benefits from excellent transport links—just 10 minutes from junctions 25 and 26 of the M1 motorway and well-connected by public transport. Both Nottingham City Hospital and QMC Hospital are within a 30-minute drive, making this location ideal for families and professionals alike.

The property is offered with no upward chain, making it an excellent opportunity for a quick and smooth purchase. Don't miss the chance to make this wonderful family residence your new home!

SOLD

CHARLES NEWTON

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Entrance Hall

Enter via wooden door with glazed side panels into hallway, stairs to first floor, doors off, radiator & fitted carpet.

Lounge

10'9" x 9'0" (3.28m x 2.74m)

Double glazed window to the front elevation, open fire (not tested) with stone fireplace & slate hearth, coving to ceiling, TV point, radiator & fitted carpet.

Dining Room

13'0" x 10'9" (3.96m x 3.28m)

Double glazed patio doors to the rear elevation into conservatory, coving to ceiling, radiator & fitted carpet.



Conservatory

9'5" x 8'5" (2.87m x 2.57m)

UPVC conservatory with double glazed door to side elevation & carpet flooring.

Kitchen

10'6" x 8'2" (3.20m x 2.49m)

Double glazed window to the rear elevation, double glazed door to the side elevation, wall & base units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, under counter washing machine, fridge & freezer, freestanding Glow Worm boiler, pantry cupboard & vinyl flooring.

First Floor Landing

Double glazed window to the side elevation, loft hatch, doors off & fitted carpet.

Bedroom One

12'11" x 10'1" (3.94m x 3.07m)

Double glazed window to the front elevation, radiator & fitted carpet.

Bedroom Two

10'1" x 10'1" (3.07m x 3.07m)

Double glazed window to the rear elevation, cupboard housing hot water tank, radiator & fitted carpet.





Bedroom Three

9'6" x 7'2" (2.90m x 2.18m)

Double glazed window to the front elevation, storage cupboard, radiator & fitted carpet.

Bathroom

7'2" x 5'5" (2.18m x 1.65m)

Frosted double glazed window to the rear elevation, panelled bath with electric shower over, low flush WC, pedestal wash hand basin, tiled walls, radiator & vinyl flooring.



Separate WC

4'4" x 2'5" (1.32m x 0.74m)

Frosted double glazed window to the side elevation, low flush WC & vinyl flooring.

Outside

Front Garden

Lawned front garden with stocked borders, walled boundary, driveway to side, carport with garage door, outdoor storage cupboard.



Rear Garden

The garden has a spacious lawn with well-stocked borders filled with mature bushes, shrubs, and trees, creating a lush and private atmosphere. There is a charming archway that leads to a second, secluded lawned area, both enclosed by hedge boundaries for added privacy.

The garden also includes a wooden shed, perfect for storage or outdoor hobbies, and a patio area suitable for outdoor dining and relaxing. A cold water tap is conveniently located for gardening or cleaning purposes. Overall, the garden offers a beautiful, tranquil outdoor space ideal for family enjoyment and outdoor entertaining.

Detached Garage

16'1" x 8'10" (4.90m x 2.69m)

With up & over door.



Floor Plan



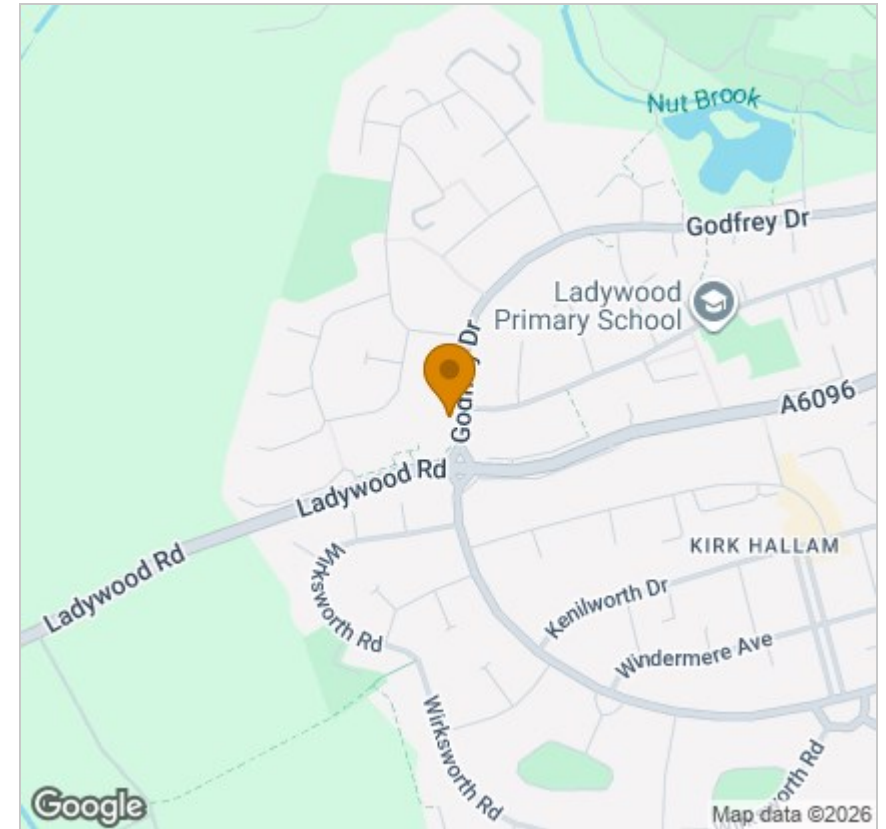
Viewing

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

