

CHARLES NEWTON & CO
ESTATE AGENTS & SOLICITORS

26 Litchen Close

Ilkeston DE7 8HJ

£240,000

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26 Litchen Close

Ilkeston DE7 8HJ

A modern detached bungalow situated in a quiet cul-de-sac location, in a popular residential location. the property comprises of entrance hallway, airing cupboard, doors off to lounge, kitchen, bathroom & bedrooms. Outside there are gardens to both front & rear with a driveway at the side providing off road parking, secure wrought iron gates to the side lead to a detached garage.

The property is ideally situated in the popular town of Ilkeston, offering an excellent range of local amenities including supermarkets, independent shops, cafés, schools, and leisure facilities. There are excellent transport links to Nottingham, Derby, and the M1 motorway, making it an ideal location for commuters. The nearby countryside, including Shipley Country Park, provides a wealth of walking and outdoor recreational space.

























Entrance Hall

Spacious entrance hall with doors off, airing cupboard, radiator & double glazed door & side panel to the front elevation.

Lounge

14'9" x 14'2" (4.50m x 4.32m)

Brick built feature fireplace with a tiled hearth housing electric flame effect fire (gas point installed) coving to ceiling, TV point, carpet, radiator & double glazed window to the front elevation.

Kitchen

12'5" x 8'0" (3.78m x 2.44m)

Range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & gas hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, wall mounted Worcester boiler, vinyl flooring, double glazed door to side & double glazed window to the front elevation.

Bedroom One

11'11" x 8'2" (3.63m x 2.49m)

Range of fitted wardrobes, drawers, bedside tables & dressing table, coving to ceiling, carpet, radiator & double glazed window to the rear elevation.

Bedroom Two

11'11" x 7'11" (3.63m x 2.41m)

Coving to ceiling, carpet, radiator & double glazed window to the rear elevation.













Bedroom Three
8'11" x 7'6" (2.72m x 2.29m)
Coving to ceiling, carpet, radiator & double glazed French doors to the rear elevation.

Bathroom
Three piece suite comprising of low flush WC, bath with shower over, vanity wash hand basin, tiled walls, radiator & frosted double glazed window to the side elevation.

Outside

Front Garden
Lawned garden with stocked borders, driveway leads to the rear & garage with wrought iron gates.

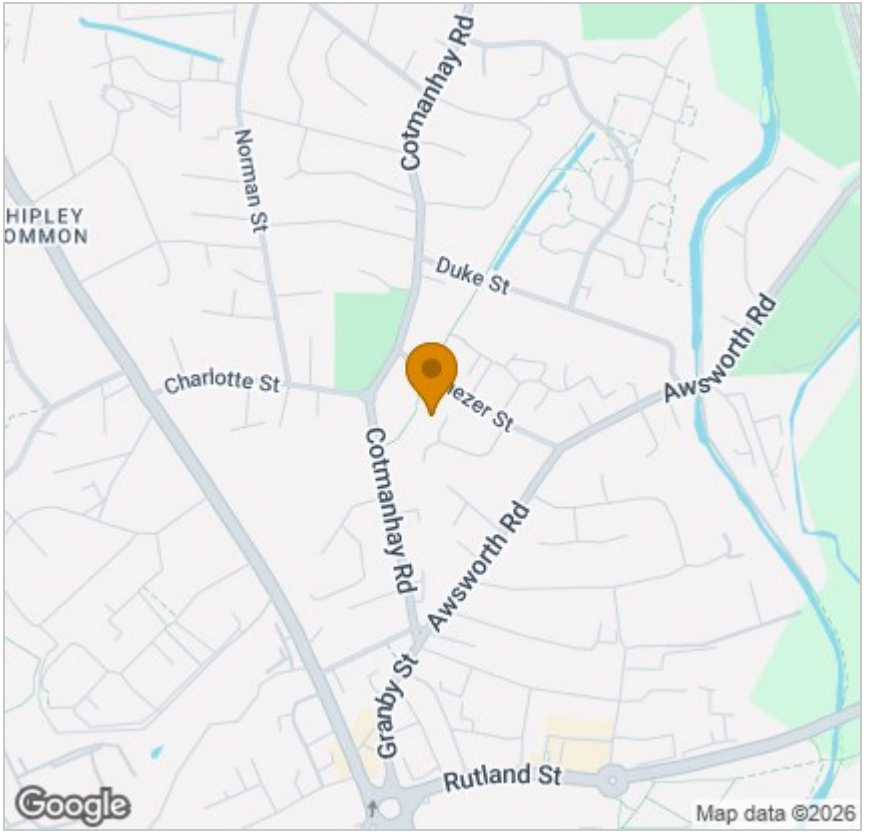
Rear Garden
Paved patio area, steps up to a raised lawn area, stocked borders with plants & shrubs & fence boundary.

Detached Garage
16'9" x 8'3" (5.13m x 2.54m)
Power, lighting & strong lockable double doors.

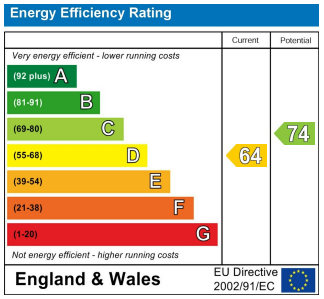
Floor Plan



Area Map



Energy Efficiency Graph



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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