



24 Watson Road  
Ilkeston DE7 9LA  
£165,000

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## 24 Watson Road

Ilkeston DE7 9LA

Modern two bedroom semi-detached house with driveway parking on the popular Shipley View estate. The property comprises of Kitchen, Lounge/Diner & first floor bathroom. Outside is an enclosed rear garden with off road parking to the side of the property. Offered with No upward Chain.

Located centrally between Nottingham and Derby in the borough of Erewash, this property benefits from excellent transport links. Ilkeston's own railway station ensures convenient travel, while junctions 25 and 26 of the M1 motorway are just 15 minutes away. Nottingham City Centre and the Queen's Medical Centre (QMC) are accessible within approximately 20 minutes, making this home perfect for commuters, professionals, and families seeking a vibrant community with outstanding connectivity.





#### Entrance Hallway

Enter via double glazed door into hallway, stairs to first floor, radiator & laminate flooring.

#### Lounge

13'1" x 12'10" (3.99m x 3.91m)

Double glazed window & French doors to rear garden, fireplace with electric fire, TV point, radiator & carpet.

#### Fitted Kitchen

10'5" x 6'4" (3.18m x 1.93m)

Double glazed mini bay window to the front elevation, wall & base units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, electric oven & hob with extractor fan over, space for fridge/freezer, space & plumbed for washing machine, breakfast bar, radiator & vinyl flooring.

#### First Floor Landing

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

#### Bedroom One

12'4" x 10'1" (3.76m x 3.07m)

Two double glazed windows to the front elevation, fitted wardrobes, cupboard with hot water tank.

#### Bedroom Two

11'2" x 7'10" (3.40m x 2.39m)

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

#### Bathroom

8'10" x 4'10" (2.69m x 1.47m)

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

#### Outside

##### Rear Garden

The outdoor space features a large paved patio area, ideal for outdoor dining and entertaining. Adjacent to this is a low-maintenance artificial grass area, perfect for relaxing or children's play, stocked borders & cold water tap., The garden is securely enclosed by a fence boundary, ensuring privacy and safety for family and pets.

##### Front

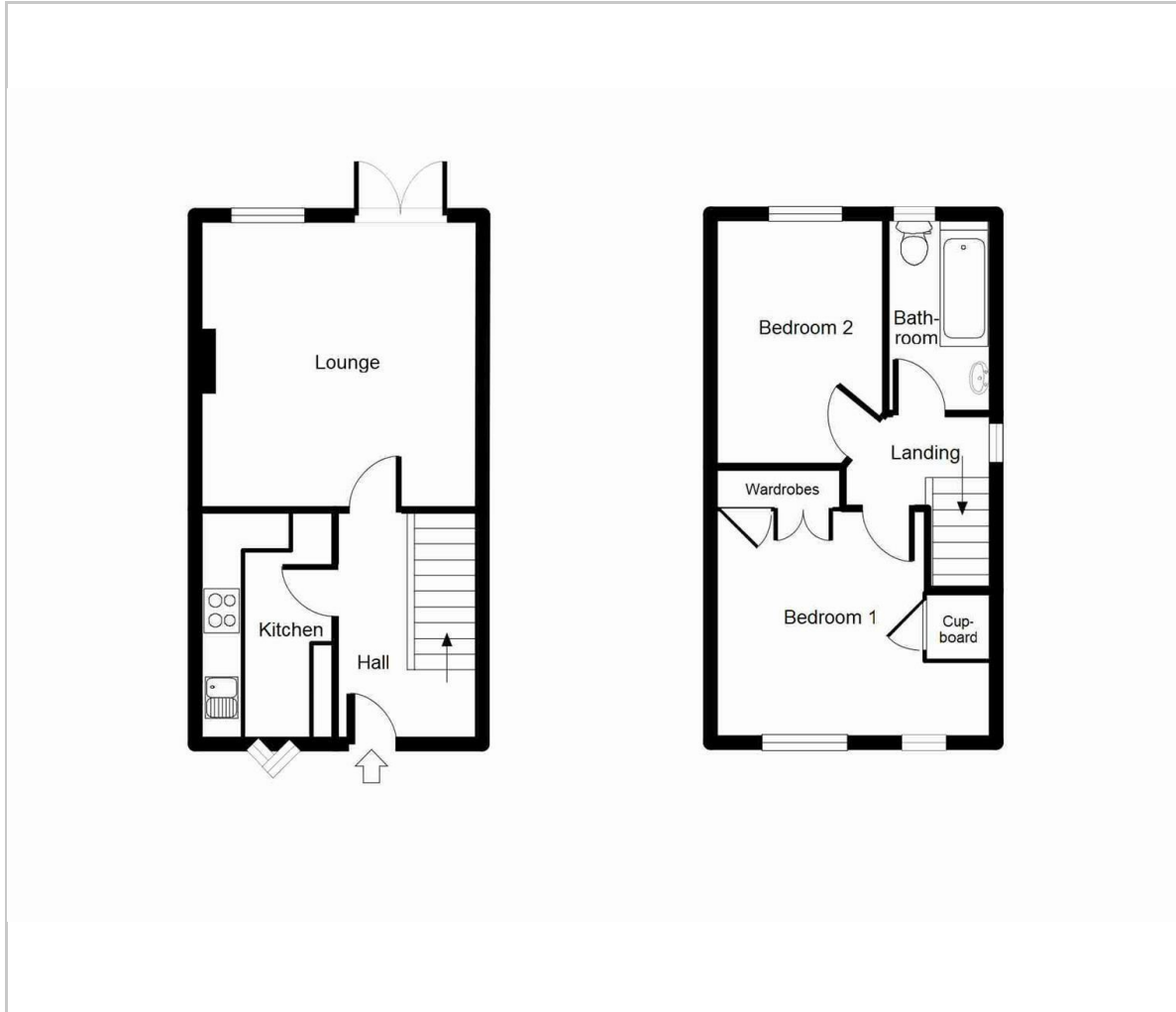
The front of the property features a neat small grass area, adding a touch of greenery to the entrance. A driveway provides convenient off-road parking to the side of the house and a wooden gate at the rear of the drive grants access to the back garden.

##### Council Tax

Erewash B



## Floor Plan



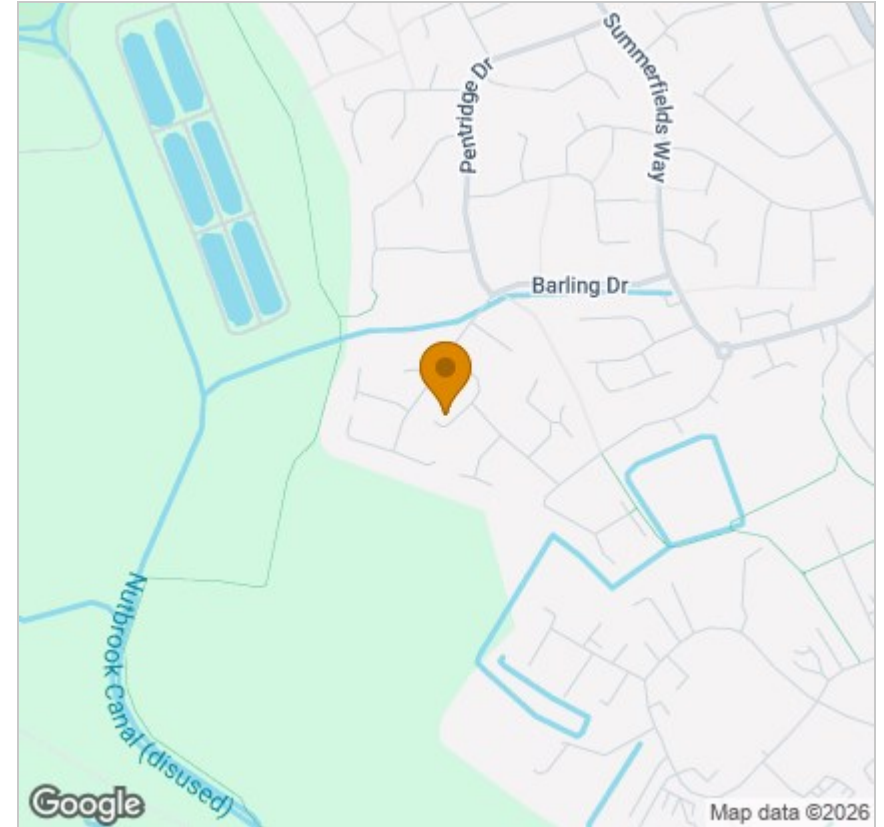
## Viewing

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

