



404 Cotmanhay Road
Ilkeston DE7 8HU
£175,000



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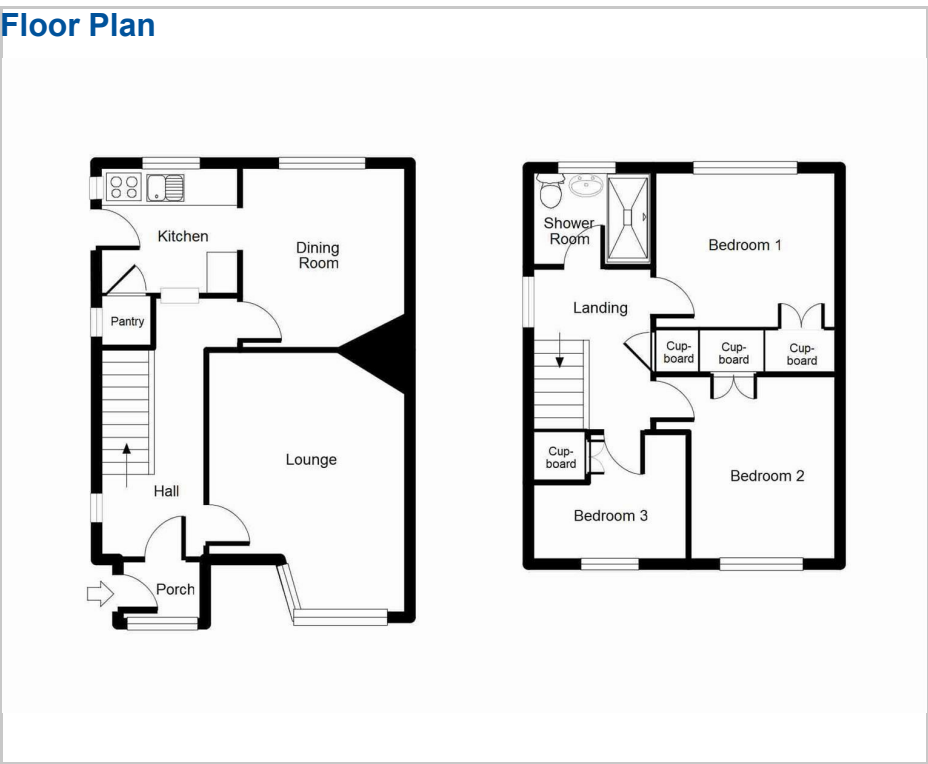
Three bedroom semi-detached house on a good size plot with driveway parking & detached garage. Inside the property consists of lounge, dining room & kitchen with three bedrooms & shower room on the first floor. Outside is a large rear garden with raised patio area, grass, trees & shrubs.

The property is offered with No Upward Chain

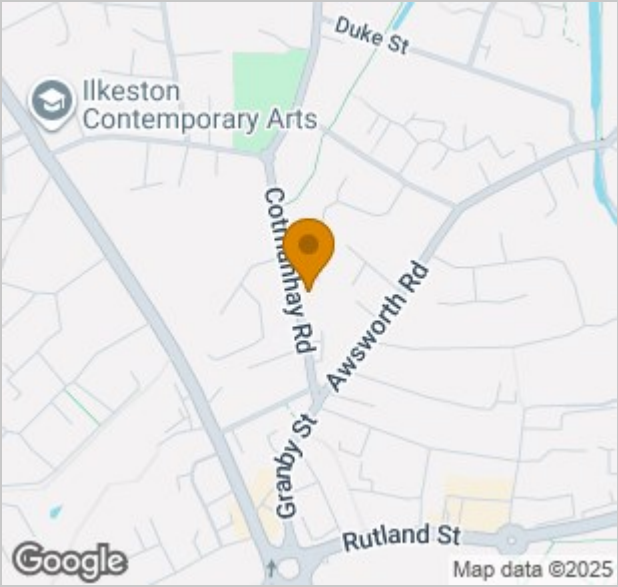
Located in Ilkeston, a highly desirable market town centrally situated between Nottingham and Derby in the borough of Erewash, this home is within reach of a wide range of facilities. Ilkeston boasts its own railway station, enhancing commuting options, and is conveniently just 15 minutes from junctions 25 and 26 of the M1 motorway. Nottingham City Centre and the Queen's Medical Centre (QMC) are both accessible within 20 minutes, making this residence ideal for commuters and families seeking a vibrant community.



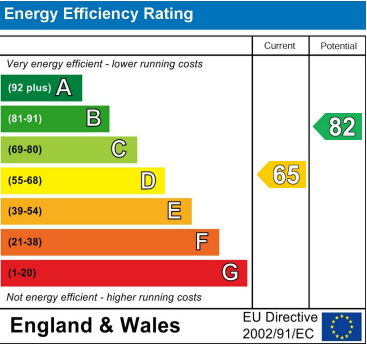
Floor Plan



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.



Entrance Porch

4'11" x 3'8" (1.50m x 1.12m)

Porch with single glazed windows & single glazed wooden door.

Hallway

6'7" x 5'11" (2.01m x 1.80m)

Single glazed wooden door into hallway, window to side elevation, stairs to first floor, door to lounge, door to dining room & radiator.

Lounge

15'11" x 11'6" (4.85m x 3.51m)

Double glazed bay window to the front elevation, wall mounted gas fire, TV point & radiator.

Dining Room

11'4" x 9'11" (3.45m x 3.02m)

Double glazed window to the rear elevation, gas fire with slate hearth & radiator.

Kitchen

8'1" x 7'6" (2.46m x 2.29m)

Double glazed window to the rear elevation, wall & base units, laminate worktop, stainless steel sink & drainer, space for free standing cooker, space for washing machine, tiled walls & door to side of property.

First Floor Landing

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

Bedroom One

12'2" x 10'0" (3.71m x 3.05m)

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

Bedroom Two

10'6" x 9'7" (3.20m x 2.92m)

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

Bedroom Three

9'1" x 7'8" (2.77m x 2.34m)

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

Shower Room

7'0" x 5'6" (2.13m x 1.68m)

Frosted double glazed window to the side elevation, walk-in cubicle with electric shower, low flush WC, vanity wash hand basin, fully tiled walls & radiator.

Outside

Rear Garden

Large rear garden with raised patio area, grass, trees & fence boundary.

Frontage

Front garden with grass, driveway leading to detached garage, wall boundary & wrought iron gates.

Council Tax

Erewash B

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