



1 Gresley Road

Ilkeston DE7 5LX

£315,000



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Discover this beautifully renovated three-bedroom detached home located in a highly sought-after residential area of Ilkeston. The property offers a spacious and contemporary living environment, featuring a comfortable modern lounge with built in media wall, aa stunning open-plan dining kitchen with central island, bi-fold doors that seamlessly connect to the rear garden perfect for entertaining and outdoor living. The ground floor also includes a convenient downstairs WC and a spacious entrance hall.

Upstairs, you'll find a luxurious four-piece bathroom suite and three well-proportioned bedrooms. The property sits on a generous corner plot, offering ample off-road parking and a large, rear and side garden, with a children play area, ideal for outdoor activities and family gatherings. Additionally, a detached garage provides additional storage.

This exceptional home combines modern comfort with generous outdoor space in a desirable location an opportunity not to be missed!

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.





Entrance Hallway

11'11" x 7'4" (3.63m x 2.24m)

Enter via composite door into hallway, stairs to first floor, under stairs cupboard, storage cupboard, glazed door to dining kitchen, radiator & Karndean flooring.

Lounge

13'5" x 12'0" (4.09m x 3.66m)

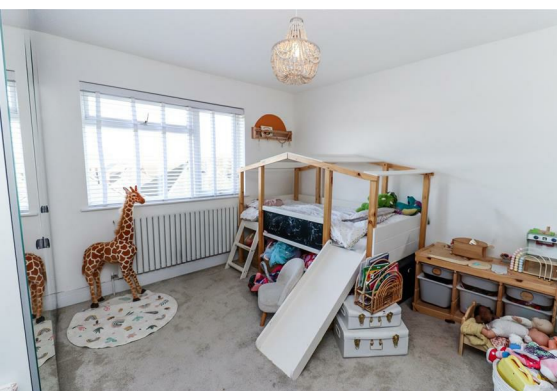
Built in media wall housing gas fire with shelf lighting, LED ceiling lighting, vertical radiator, fitted carpet, bi-fold doors to the dining kitchen & double glazed bay window to the front elevation.



Dining Kitchen

19'9" x 11'4" (6.02m x 3.45m)

Fitted with a range wall & base units with laminate worktop over, composite sink & drainer with mixer tap, double electric oven, breakfast bar/island with induction hob, built in fridge/freezer, built in washing machine, vertical radiator, Karndean flooring, double glazed window & double glazed bi-fold doors to the rear garden.



Downstairs Toilet

4'6" x 2'6" (1.37m x 0.76m)

Low flush WC, wash hand basin with splash backs & vinyl flooring.

First Floor Landing

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

Bedroom One

13'3" x 12'7" (4.04m x 3.84m)

Fitted wardrobes with TV insert, radiator, fitted carpet & double glazed bay window to the front elevation.





Bedroom Two

12'5" x 11'11" (3.78m x 3.63m)

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

Bedroom Three

7'5" x 6'2" (2.26m x 1.88m)

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

Family Bathroom

8'1" x 6'11" (2.46m x 2.11m)

Frosted double glazed window to the rear elevation, free standing bath, walk in cubicle with mains feed shower, low flush WC, vanity wash hand basin, part tiled walls, radiator & tiled flooring.



Outside

Frontage

A Large block paved & stone driveway for several cars & fence boundary, gated access lead to the rear garden



Rear & Side Garden

The spacious side and rear gardens feature a secure gated play area, a lawn, a paved patio perfect for outdoor dining, and a decking area that leads directly to the garage. The gardens are enclosed by a fence boundary, providing privacy and a safe outdoor space for family and leisure activities.

Council Tax

Erewash Band C



Floor Plan



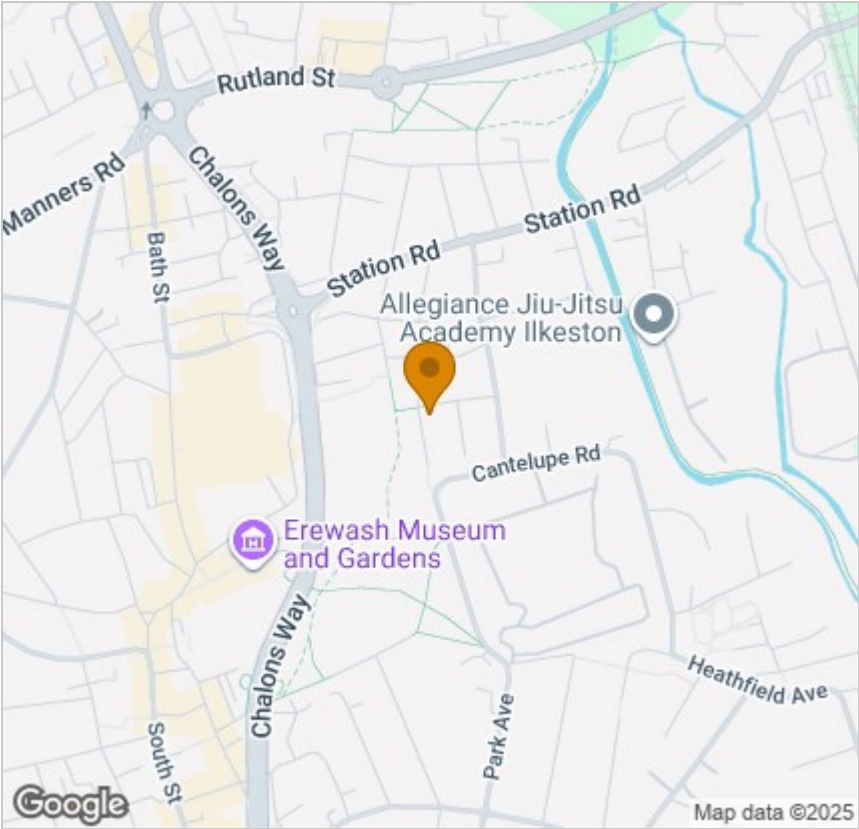
Viewing

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

