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115 Ilkeston Road
Heanor DE75 7LX

£250,000



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This one-of-a-kind, spacious end-of-terrace period property is situated in a convenient and highly regarded residential location.

The generous accommodation briefly comprises an entrance porch, a large dining room, a characterful lounge featuring exposed ceiling beams, a cosy snug, a fitted kitchen, utility room, and a downstairs WC. A spacious hallway leads to the first-floor accommodation.

To the first floor, there is a substantial landing, a master bedroom with ensuite facilities, two further well-proportioned bedrooms, and a large family bathroom.

Externally, the property benefits from a courtyard-style frontage with established shrubs and trees. To the rear, the beautifully landscaped garden offers a variety of patio seating areas, perfect for outdoor entertaining. There is also a substantial outbuilding, currently arranged as a gym, office space, and additional storage, offering excellent versatility and further potential.

This impressive home must be viewed to fully appreciate the space, character, and opportunity it provides.

Heanor is a popular and well-established Derbyshire town, favoured for its strong sense of community and excellent local amenities. The area offers a wide range of shops, supermarkets, cafés and leisure facilities, along with well-regarded schooling for all ages, making it particularly appealing to families. There are also a number of nearby parks and green spaces, perfect for outdoor activities, while excellent transport links provide easy access to Derby, Nottingham and surrounding areas, making it ideal for commuters. Combining convenience, community and accessibility, Heanor continues to be a highly desirable location for a variety of buyers





Porch

Wooden door, radiator, tiled flooring & door into dining room.

Dining Room

13'2" x 11'5" (4.01m x 3.48m)

Beams to ceiling, light oak wood panelled walls, wall lights, plate shelf, mantle piece housing electric fire, radiator, wood flooring & double glazed window to the front elevation.

Lounge

12'11" x 11'5" (3.94m x 3.48m)

Beams to ceiling, picture rail, brick fireplace with cast iron multi fuel burner, wall lights, feature brick wall, TV point, wooden flooring & double glazed bay window to the front elevation.

Reception hall.

13'3" x 7'4" (4.04m x 2.24m)

Stairs to first floor, beams to ceiling, plate rack, wood flooring & glazed double doors to the snug.

Snug

12'4" x 11'8" (3.76m x 3.56m)

Brick fireplace with tiled hearth, beams to ceiling, plate shelf, dado rail, wooden flooring, radiator, two double glazed windows to the side elevation, double glazed French doors to the rear garden.

Kitchen

13'2" x 7'6" (4.01m x 2.29m)

Range of wall & base units with laminate worktop over, composite sink & drainer with mixer tap, tiled surround, Rangemaster cooker with extractor fan (included) brick feature wall, beams to ceiling, part tiled walls & tiled flooring.

Second Kitchen

10'8" x 5'1" (3.25m x 1.55m)

Beams to ceiling, base units with laminate worktop over, fridge/freezer, radiator, tiled walls & flooring, double glazed window to the side elevation, wooden door into inner hall.

Inner Hall

Doors to utility & WC, wooden door to rear garden.

Utility Room

8'0" x 6'6" (2.44m x 1.98m)

Beams to ceiling, wall & base units with laminate worktop over, ceramic sink & drainer, with mixer tap, tiled surround, plumbed for washing machine, space for dryer & tiled flooring.

Downstairs WC

6'7" x 3'5" (2.01m x 1.04m)

Low flush WC, wash hand basin, tiled walls, radiator & tiled flooring.





First Floor Landing

Beams to ceiling, doors off & carpet flooring.

Bedroom One

13'6" x 11'10" (4.11m x 3.61m)

Beams to ceiling, picture rail, dado rail, ceiling spot lights, wall lights, fan, air conditioning unit, door to en-suite, radiator & double glazed window to the front elevation.

En-Suite

6'1" x 4'11" (1.85m x 1.50m)

Shower cubicle with electric shower, pedestal wash hand basin, spot lights & extractor fan.

Bedroom Two

10'6" x 8'6" (3.20m x 2.59m)

Beams to ceiling, picture rail, dado rail, built in cupboard, carpet flooring, radiator & double glazed window to the front elevation.

Bedroom Three

9'10" x 7'7" (3.00m x 2.31m)

Picture rail, carpet flooring, radiator & double glazed window to the rear elevation.

Bathroom

13'7" x 9'10" (4.14m x 3.00m)

Four piece bathroom comprising walk in cubicle with mains feed shower, corner bath, low flush WC wash hand basin in vanity unit, radiator, tiled walls & flooring.



Outside

Frontage

Front Courtyard with brick wall boundary, plants & shrubs.

Rear Garden

Patio areas, garden areas with trees & shrubs, cold water tap, lighting, brick wall boundary & modern outbuildings.

Outbuilding Gym

13'6" x 9'8" (4.11m x 2.95m)

Two double glazed windows to the front, power & lighting.

Outbuilding Office

10'9" x 9'5" (3.28m x 2.87m)

Double glazed window to the front, power & lighting.

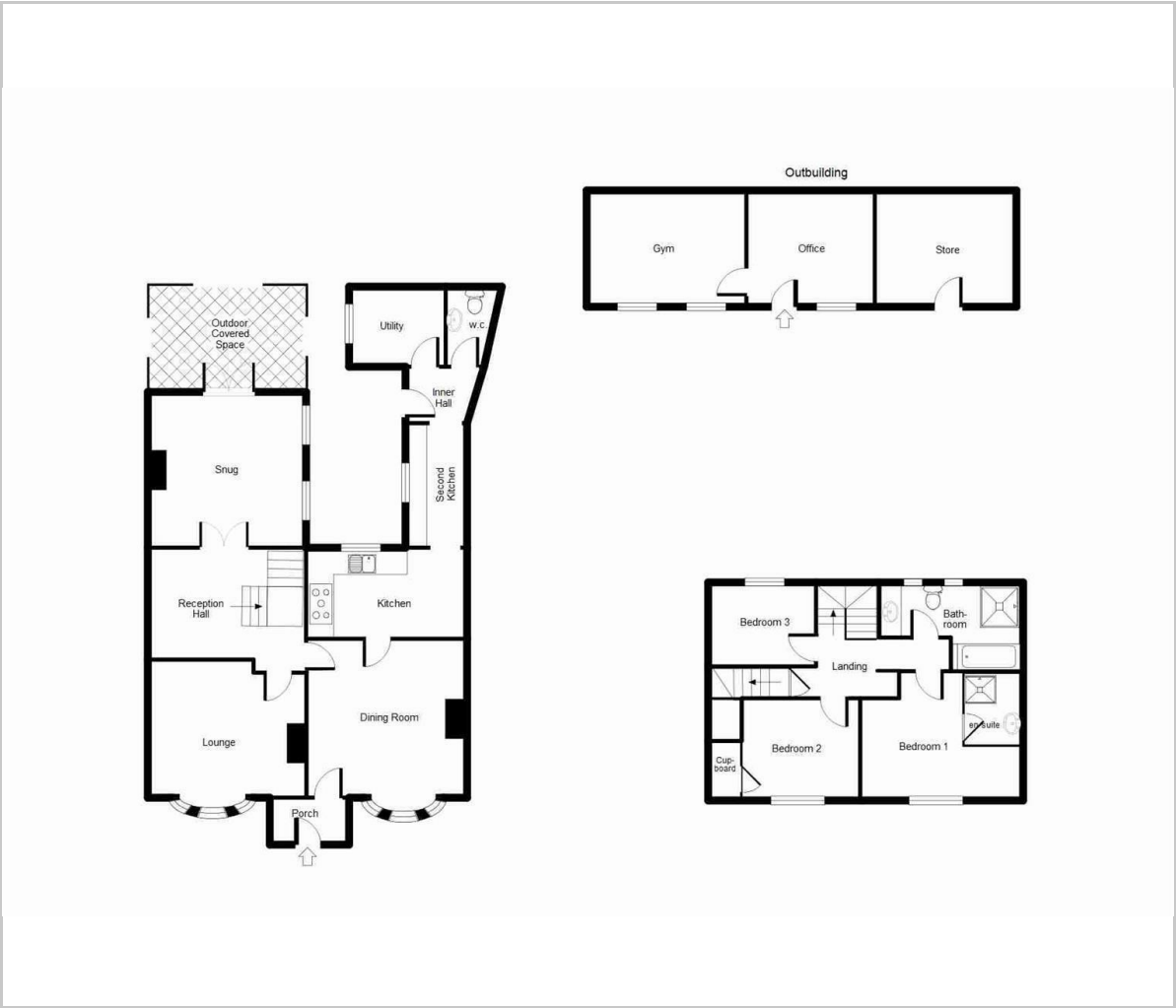
Outbuilding store room.

11'9" 9'8" (3.58m 2.95m)

Double glazed window to the front, power & lighting.



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

