



17 Queen Elizabeth Way

Ilkeston DE7 4NW

£125,000



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A spacious two-bedroom home situated in a highly regarded residential area in Kirk Hallam. While requiring some refurbishment, it offers great potential, including a large lounge with a conservatory, fitted kitchen, two double bedrooms, and a shower room. Outside features gravel gardens with shrubs and a useful outbuilding. Access is via steps from the road. Ideal for buyers seeking a project in a peaceful location.

Ilkeston is a highly desirable market town located strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a variety of amenities and has its own railway station, making it an excellent choice for commuters. With quick access to both junction 25 and 26 of the M1 motorway, and Nottingham city centre and the Queen's Medical Centre both just 20 minutes away.

Offered to the market with no upward chain, book your viewing before you miss out.





Entrance Hall

Double glazed front door opens to entrance hall, stairs to the first floor, doors leading to kitchen and lounge, radiator.

Kitchen

11'8" x 9'6" (3.56m x 2.90m)

Fitted with a range of base cupboards, drawers, matching wall units, laminated work surfaces, glass display cabinets, breakfast bar, wall mounted Ideal boiler, integrated oven & grill, gas hob with extractor over, double glazed front window, space for washing machine.

Lounge

18'2" x 11'1" (5.54m x 3.38m)

Double glazed window to the side elevation, ceiling fan, under stairs cupboard with shelving & housing electric meter & consumer unit, (Glow worm wall mounted gas fire (unsure if in working order) two radiators, carpet & double glazed patio doors into conservatory.



Conservatory

10'4" x 9'8" (3.15m x 2.95m)

French doors opening to the rear garden, Poly carbonate roofing, double glazed side windows, ceiling fan, carpeted flooring.

First Floor Landing

Double glazed window to the side elevation, loft hatch, airing cupboard housing hot water tank, doors off & carpet.



Bedroom One

14'10" 11'1" (4.52m 3.38m)

L-shaped room with double glazed window to the rear elevation, over stairs storage cupboard, radiator & carpet.

Bedroom Two

11'7" x 9'7" (3.53m x 2.92m)

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



Shower Room

Frosted double glazed window to the front elevation, walk in shower cubicle, low flush WC, wash hand basin, part tiled walls, radiator & non slip flooring.

Outside

Frontage

The front of the property has a gravel frontage with trees & shrubs, a pathway leads to the front door. Please note that the property is approach via steps from the access road.



Rear & Side Garden

The rear and side gardens are predominantly landscaped with gravel and are complemented by a selection of trees, plants, and bushes, creating a charming and low-maintenance outdoor area.

Outbuilding

10'3" x 5'2" (3.12m x 1.57m)

Double glazed door, power points & workbench

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

