

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS



224 Park Road

Ilkeston DE7 5DQ

£280,000



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We are delighted to offer for sale this spacious four-bedroom detached family home, featuring ample off-road parking and an attached garage. The generous accommodation includes an entrance hall, a comfortable lounge/diner, a fitted kitchen with a utility room, and four bedrooms on the first floor one with an en-suite and a family shower room. The rear garden is enclosed and has been designed for ease of maintenance, with a variety of seating areas and the added benefit of brick built stores.

Located in the highly sought-after market town of Ilkeston, centrally positioned midway between Nottingham and Derby in the borough of Erewash, this home benefits from a wide range of local facilities. Ilkeston boasts its own railway station and offers excellent public transport links. It is just 10 minutes from Junctions 25 and 26 of the M1 motorway. Additionally, Nottingham University and QMC Hospital are less than 20 minutes away.

Viewings are highly recommended to fully appreciate the spaciousness and quality of the fittings on offer.





Entrance Hall

Composite door & double glazed side window to the front elevation, internal doors off, stairs to first floor, radiator & laminate flooring.

Lounge/Diner

10'4" x 21'9" (3.15m x 6.63m)

Double glazed window to the front elevation & double glazed French doors to the rear elevation, brick tiled fireplace with tiled hearth, two radiators & fitted carpet.



Fitted Kitchen

8'3" x 7'10" (2.51m x 2.39m)

Double glazed window to the rear elevation, single glazed door to utility room, range of fitted base and eye level kitchen units with laminate worktop over, stainless steel sink & drainer, tiled splash backs, built in electric oven & hob with extractor over, radiator & laminate flooring.



Utility Room

9'3" x 7'10" (2.82m x 2.39m)

Double glazed door & window to the rear elevation, laminate worktop with space for washing machine, dryer, fridge & freezer below, cloaks cupboard, wall mounted boiler & radiator.

First Floor Landing

Doors off to all rooms, loft access & fitted carpet.

Bedroom One

15'9" x 7'9" (4.80m x 2.36m)

Double glazed window to the front elevation, radiator, fitted carpet & door to En-Suite.





En-Suite Bathroom

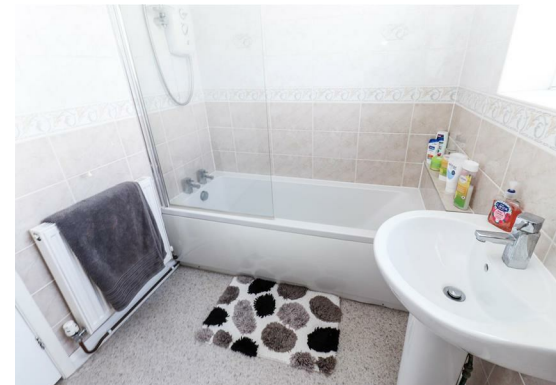
7'9" x 5'11" (2.36m x 1.80m)

Double glazed frosted window, panelled bath with electric shower over, low flush WC, pedestal wash hand basin, fully tiled walls, radiator & vinyl flooring.

Bedroom Two

10'4" x 10'0" (3.15m x 3.05m)

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



Bedroom Three

11'5" x 10'4" (3.48m x 3.15m)

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

Bedroom Four

7'11" x 6'0" (2.41m x 1.83m)

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



Shower Room

6'2" x 5'5" (1.88m x 1.65m)

Double glazed frosted window to the rear elevation, corner step in shower cubicle with electric shower, low flush WC, pedestal wash hand basin, fully tiled walls, radiator & vinyl flooring.

Garage

18'4" x 8'2" (5.6m x 2.5m)

With up & over door, light and power, rear door to unity room.



Rear Garden

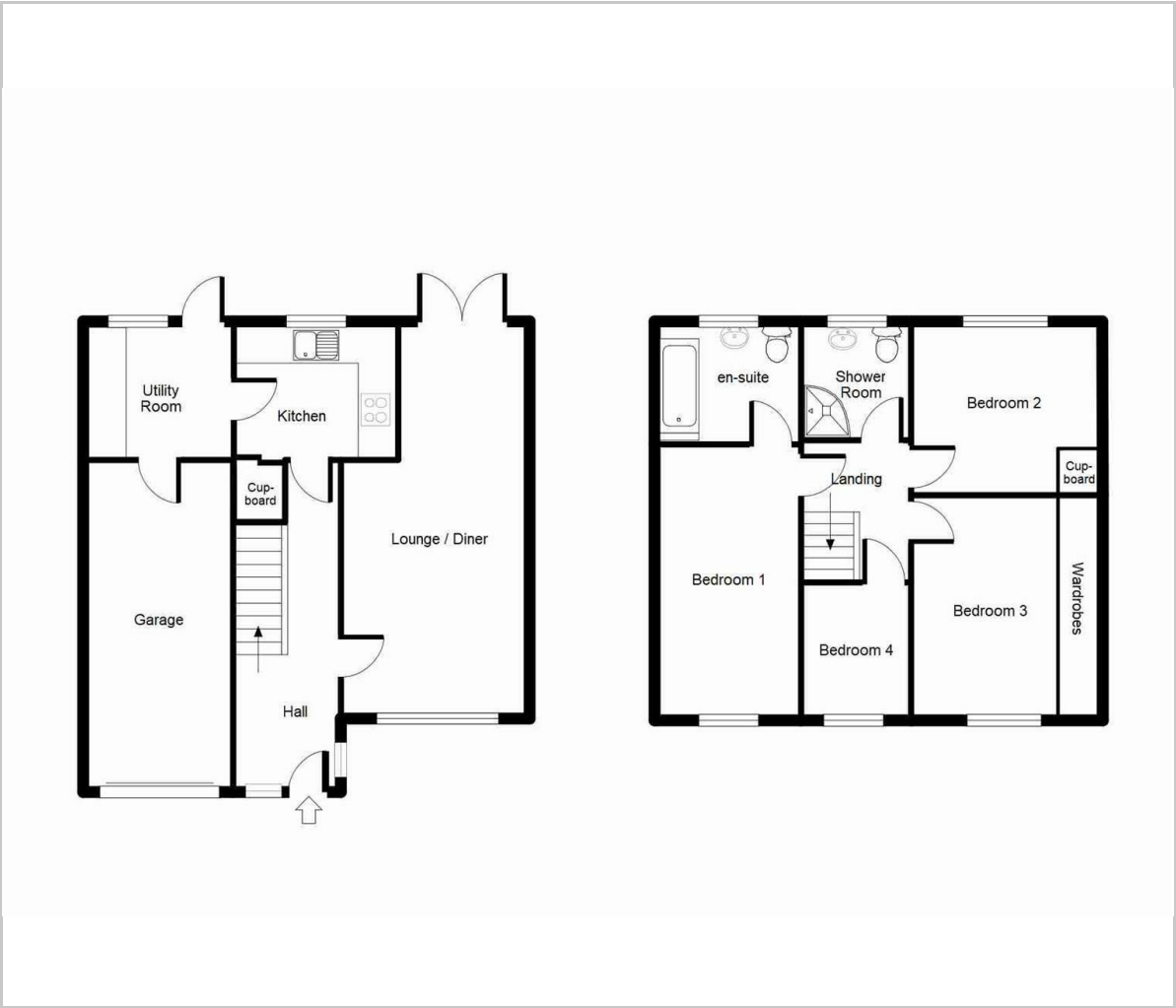
Low maintenance rear garden with paved patio area perfect for outside dining, wooden sheds & fence boundary.

Front Driveway

Pressed concrete driveway with parking for several cars, brick wall boundary, access to the integral garage.



Floor Plan



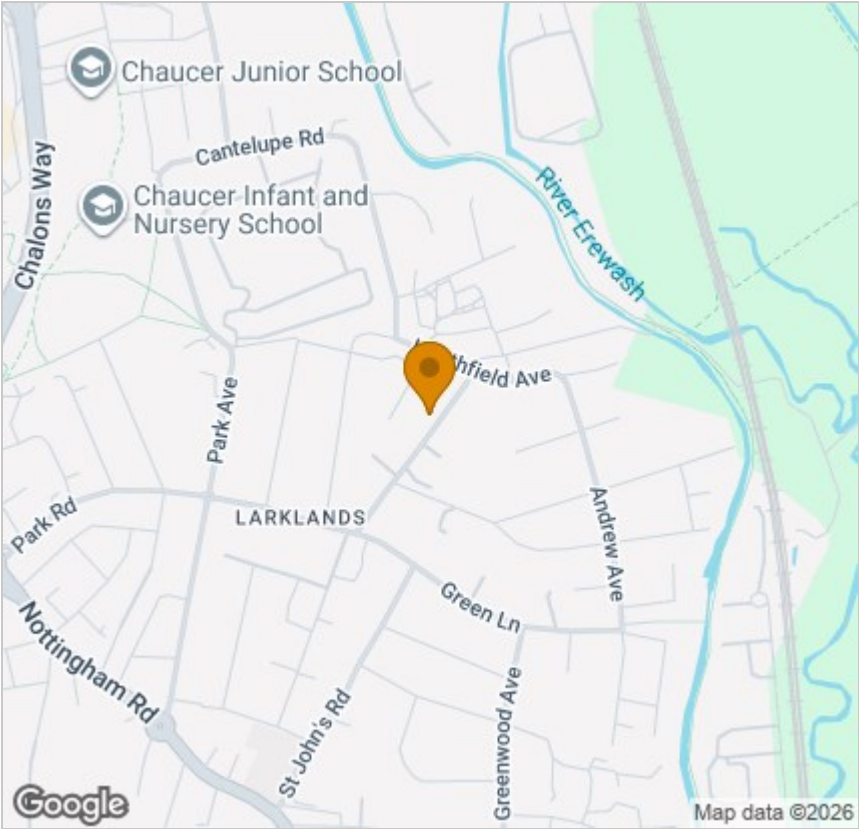
Viewing

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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2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

