



62 Derbyshire Drive, Ilkeston DE7 4LG

£169,950



IPS Estates are pleased to offer this four bedroom, semi-detached family home, with gas central heating and double glazing throughout, off road parking and a long rear garden providing excellent potential.

The property in brief comprises to the ground floor: a hallway with stairs leading to the first floor landing, lounge/dining room, separate den room, kitchen and utility area providing access to the rear garden. To the first floor the landing gives access to all four bedrooms and a bathroom.

Outside to the rear of the property there is a lengthy garden area which has tremendous potential for the right purchaser. To the front elevation there is off street parking for two vehicles.

Situated in a quiet residential area of Ilkeston, the property benefits from being a short distance from the town centre and all its local amenities. There are also nearby public transport links via rail and bus, plus local schools.

A viewing is recommended of this property, to appreciate what it has to offer and the potential it holds.

Accommodation

Entering the property through UPVC double glazed front door into:

HALLWAY

With cream coloured carpets, two pendent light fittings to ceiling, wall mounted radiator and stairs leading to the first floor landing. The hallway provides access to the both the den and the:

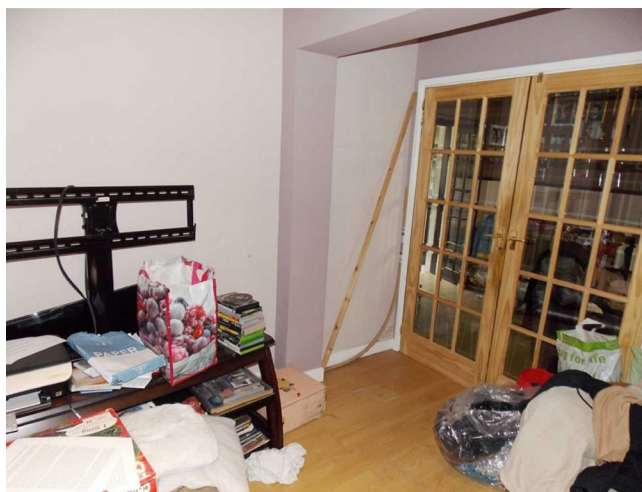
LOUNGE/DINING ROOM

With white artex ceiling, two pendent light fittings to ceiling, wood effect laminate flooring, dado rail, single wall mounted radiator and double wall mounted radiator to opposite sides of the room, decorative feature fireplace with marble hearth, double glazed window to front elevation and three wall mounted decorative picture lights. This room provides access to the kitchen and through double glass panelled doors to the:



DEN

This is a very versatile room which could suit many purposes, e.g. Games room or playroom. With four spot arm light fitting to ceiling, wood effect laminate flooring, wall mounted radiator and access back through to the hallway.



KITCHEN

Fitted kitchen including wall and base units with two-tone metal effect cupboard and drawer fronts, and grey laminate worksurface over. With six spot arm light fitting to ceiling, white artex ceiling, loft access hatch, white tiled marble effect flooring, part painted walls, grey tiled splashbacks, stainless steel sink and drainer unit, stainless steel extractor hood, two double glazed windows to the rear elevation and built in fridge and freezer units. Just off the kitchen is:



UTILITY AREA

This useful space includes further wall and base units with two-tone metal effect cupboard and drawer fronts, space and plumbing for a washing machine and tumble dryer, and UPVC double glazed door providing access to the rear elevation. With pendent light fitting to ceiling, white artex ceiling and continuation of the white tiled marble effect flooring from the kitchen.

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