



21 John Street, Ilkeston DE7 8GL

Offers Over £145,000



LOOKING FOR A HOUSE THAT HAS IT ALL? IPS Estate are very pleased to bring this beautifully extended four bedroom, end of terrace property to the open market. Not just your average terrace!

To the ground floor the property comprises of a composite door leading to open plan lounge and dining room. This room offer a large amount of space with a mini bar tucked away in a corner – an ideal entertaining space. Leading from this room is a large and spacious kitchen ideal for any growing family and another gem is the utility room which offer space for appliances and further storage. Also a great benefit is the downstairs WC and shower room. The first floor offers four good sized bedrooms and a really spacious family bathroom. Outside is a yard space to the side elevation with off road parking through the double gates.

OPEN PLAN LOUNGE 15'1" x 14'8" (4.60m x 4.48m)

Having two UPVC double glazed windows to both side elevations, laminated flooring, skirting board to coving and wall mounted radiator. On the whole this room is light and spacious, offering fantastic space with feature bar tucked away in the corner. Through the archway leads on to the open plan dining room. (Note the walls are not plush and these measurements are just a guideline)



OPEN PLAN DINING ROOM 11'7" x to under stairs recess 15'1" (3.55m x to under stairs recess 4.62m)

UPVC double glazed window to the side elevation, skirting boards to coving, laminated flooring, two wall mounted radiators and under stairs small storage cupboard. (Note the walls are not plush and these measurements are just a guideline)



KITCHEN 11'9" x to chimney recess 11'9" (3.59m x to chimney recess 3.60m)

Having a range of sleek modern base to eyelevel units with rolltop worksurfaces and splashback tiles. Double sink and drainer, integrated dishwasher, wall mounted radiator, skirting boards to coving, UPVC double glazed window to the side elevation and double UPVC patio doors leading out to side elevation and outside yard space. There is also a breakfast bar area and spaces for appliances.



UTILITY ROOM 4'6" x 5'4" (1.38m x 1.65m)

Having a range of eye level units, roll top work surface and space for appliances beneath.



SHOWER ROOM/WC 7'3" x 5'11" (2.23m x 1.81m)

Comprising a three piece suite of low level toilet, sink on pedestal and shower cubicle with splash

back tiles. Wall mounted radiator, UPVC double glazed windows with opaque glass to the side elevation and storage cupboard.



STAIRS & LANDING

Split staircase with two handrails and banister. With skirting boards, carpeted and loft access doors. The landing leads to four bedrooms and family bathroom.

BEDROOM ONE to chimney recess 11'6" x width 11'5" (to chimney recess 3.53m x width 3.49m)

UPVC double glazed window to the side elevation, wall mounted radiator, skirting boards and carpeted.



BEDROOM TWO to recess 11'6" x 11'10" (to recess 3.52m x 3.63m)

Built-in closet with hanging space, wall mounted radiator, skirting boards and UPVC double glazed window to the side elevation.



BEDROOM THREE 10'9" x 9'4" (3.28m x 2.85m)

UPVC double glazed window to the side elevation,

skirting boards, carpeted and wall mounted radiator.



BEDROOM FOUR to recess 13'1" x to recess 11'1". (to recess 4.01m x to recess 3.39m.)

UPVC double glazed window to the side elevation, wall mounted radiator, skirting boards and carpeted. This room is currently set up as an office space but could easily be used as a bedroom. This room is an L shaped angled room.

FAMILY BATHROOM 14'4" x 5'5" (4.38m x 1.66m)

Comprising of a four piece suite of bath with panel and splash back tiles, wall mounted sink, low level toilet, and large double shower cubicle with overhead mixer shower. UPVC double glazed window to the side elevation, wall mounted heated towel rail, tiled flooring and spotlights to ceiling.



GARDEN

To the side is a yard area providing off-road parking through double gates for up to two vehicles (potentially three).

All measurements are approximate and are a general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. As noted in the brochure, some walls are not plush and these measurements are just a guideline.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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