



2 Trinity Close, Ilkeston, DE7 8LQ

Offers over £300,000

RENSHAW ESTATES are Excited to offer this FOUR BED DETACHED * Beautifully Presented Throughout * DRIVE & GARAGE * Spacious Rooms * KITCHEN & UTILITY * Ground Floor W.C. * GARDEN ROOM/OFFICE * Cul-De-Sac Location * Video Viewing Available * THREE BATHROOMS *



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ENTRANCE HALL

Double glazed Composite door and two UPVC double glazed windows, radiator, stairs to first floor, under stairs storage cupboard.

W.C.

Pedestal wash basin, close coupled W.C., tiled splash backs, radiator.

LOUNGE 5.8M X 5.1M (19'0" X 16'9")

UPVC double glazed Bay window, two radiators, feature fireplace with gas fire.

DINING ROOM 3.2M X 3M (10'6" X 9'10")

UPVC double glazed French doors, radiator.

KITCHEN 4.2M X 3.2M (13'9" X 10'6")

UPVC double glazed window, wall and base units with roll edge worktops, 1½ stainless sink, dish washer, double electric oven, hob, stainless extractor hood.

UTILITY 2.9M X 2.2M (9'6" X 7'3")

UPVC double glazed door and window, Combination boiler, radiator, base units with roll edge worktops, tiled splash backs, stainless sink.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM 5.8M X 4.2M (19'0" X 13'9")

Two UPVC double glazed windows, radiator, range of fitted wardrobes and dresser.

EN-SUITE 2M X 1.4M (6'7" X 4'7")

UPVC double glazed window, radiator, double shower cubicle, pedestal wash basin, close coupled W.C., tiled walls.

BEDROOM 4.9M X 4M (16'1" X 13'1")

UPVC double glazed window, radiator, range of fitted wardrobes and dresser.

BEDROOM 3.1M X 2M (10'2" X 6'7")

UPVC double glazed window, radiator, range of fitted wardrobes.

BATHROOM 2M X 2M (6'7" X 6'7")

UPVC double glazed window, chrome heated towel rail, panelled bath, pedestal wash basin, close coupled W.C., tiled splash backs.

SECOND FLOOR LANDING

BEDROOM 5.3M X 5M (17'5" X 16'5")

UPVC double glazed window, two double glazed Velux windows, radiator, loft eves storage.

EN-SUITE 2.1M X 2M (6'11" X 6'7")

Double glazed Velux window, radiator, shower cubicle, pedestal wash basin, close coupled W.C., tiled walls.

OUTSIDE

Front: Block paved driveway.
Rear: Enclosed low maintenance garden with block paved patio, artificial lawn, composite decked area with feature LED and up lighting.

GARDEN ROOM / OFFICE 5.3M X 2.9M (17'5" X 9'6")

UPVC double glazed sliding patio doors, base units with roll edge worktops, tiled flooring, power and light.

GARAGE 5.4M X 2.7M (17'9" X 8'10")

Electric roller door, power and light.

EPC INFORMATION

Energy Efficiency Rating = TBC

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CURRENT COUNCIL TAX BAND

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MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any

representation or warranty whatsoever in relation to this property.

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