



**38B Norman Street, Ilkeston DE7 8LE**

**£500 Per Month**



IPS Estates are pleased to bring this first floor one bedroom flat to the market.

The property offers a large amount of living space comprising of staircase leading to the first floor with open plan kitchen and lounge diner, bathroom comprising of a four piece suite and one double bedroom to the front elevation. Outside, there is a small shared yard to the rear of the property which brings you to the entrance to the flat



**KITCHEN length 7'0" x width 8'2" (length 2.14m x width 2.49m)**

The kitchen offers a range of base and eyelevel units with a black roll top work surface, a double stainless steel sink with drainer and mixer tap. Built in four ring gas hob with under counter electric oven. Spaces for appliances, wall mounted mains boiler and laminated floor. UPVC double glazed window to the side elevation.



**LOUNGE / DINER length 21'3" x width 11'0" (length 6.50m x width 3.36m)**

This room offers a large living space which is open and spacious. With UPVC double glazed window to the side elevation, two wall mounted radiators, skirting boards, carpeted and spotlights to the ceiling.



**BEDROOM ONE length 9'9" x width 13'3" (length 2.98m x width 4.04m)**

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





## OUTSIDE

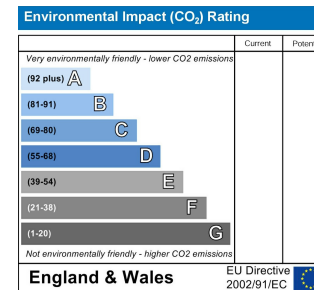
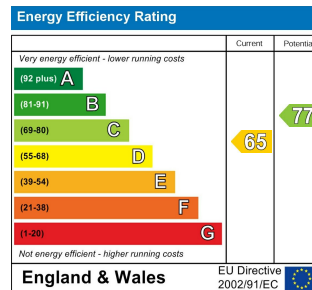
Small yard area shared with the ground flat. An access gate leads to the entrance of the flat.

All measurements are approximate and a general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

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## BATHROOM length 5'11" x width 11'0" (length 1.82m x width 3.36m)

The bathroom comprises four piece suite of panelled bath, low level toilet, sink on pedestal and freestanding shower cubicle. Wall mounted radiator, splashback tiles, tiled flooring, spotlights to the ceiling and an opaque UPVC double glazed window to the rear elevation.



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