



**West End Drive, Ilkeston DE7 5GG**

welcome to

## West End Drive, Ilkeston

- EXTENDED
- BI FOLD DOORS
- LOG BURNER
- AMPLE OFF STREET PARKING
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£390,000**

**view this property online** [williamhbrown.co.uk/Property/KBY109781](http://williamhbrown.co.uk/Property/KBY109781)



**Property Ref:**

KBY109781 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Lounge

15' 3" max x 13' 2" max ( 4.65m max x 4.01m max )  
living area with bay fronted UPVS  
Double glazed window, wall mounted radiator and feature fire place.

### Kitchen/Diner/Sun Room

25' max x 20' 1" max ( 7.62m max x 6.12m max )  
At the heart of the home you have this stunning LARGE kitchen/Dinner/Sun Room ideal for any grown or growing family, with space in abundance and a feature multi fuel burner perfect for those cosy winter nights.

### Utility Room

8' 10" max x 8' 9" max ( 2.69m max x 2.67m max )  
Free standing washing machine and dryer, integrated sink and drainer

### Downstairs Wc

WC with basin

### Bedroom One

15' 3" max x 11' 2" max ( 4.65m max x 3.40m max )  
UPVC Double glazed window, wall mounted radiator

### Bedroom Two

13' 4" max x 10' 9" max ( 4.06m max x 3.28m max )  
UPVC Double glazed window, wall mounted radiator

### Bedroom Three

11' 8" max x 8' 7" max ( 3.56m max x 2.62m max )  
wall mounted radiator, UPVC double glazed window

### Bedroom Four

8' 6" max x 7' 8" max ( 2.59m max x 2.34m max )  
Currently used by the current vendors as a home office, still a good size fourth bedroom offerings space and flexibly to suit a variety of needs

### Family Bathroom

Stunning family bathroom with separate shower and bath, toilet, hand basin and towel heater.



william h brown



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