



74 Derby Road, Ilkeston DE7 5EZ

£259,950



IPS Estates are excited to bring this 1800's cottage to the market. Whether you are looking for a piece of history, a cosy cottage or a modern sleek contemporary finish - this property has it all! The property has been sympathetically renovated to a very high standard.

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In brief the accommodation has an entrance porch that leads to a large open plan kitchen diner. The kitchen offers a range of modern kitchen units with integrated dishwasher, and space for a range cooker and further appliances. The kitchen also benefits from a beautiful feature fireplace with exposed bricks, electric effect log burner and double patio doors situated at the end of the room. The lounge offers a wonderful relaxing space with wooden flooring, an exposed brick fireplace and a gorgeous electric log burner. There are UPVC double glazed windows to the front and rear aspect, radiators and double patio doors to the rear.

The stairs and landing lead to the master bedroom with UPVC double glazed window to the front elevation and radiator. Just off from the master bedroom lies a further room which could be used as a dressing room, study or nursery. This room then leads to the en-suite with contemporary finish. The second bedroom offers a beautiful Juliet balcony, double glazed window and radiator. Bedroom three has a double glazed window to the rear and radiator. Bathroom is fitted with a WC, sink and panelled bath with overhead shower. Outside to

the front is a lawn and off road parking for two cars. To the rear, an enclosed low maintenance garden. This property has NO UPWARD CHAIN.

ENTRANCE PORCH

Wooden door to the front elevation, UPVC double glazed window, built in cupboard housing electric meter, wall mounted radiator, skirting boards and tiled flooring. Neutral Decor.

KITCHEN / DINER 10'10" x 26'6" (3.31m x 8.10m)

Fitted with a sleek range of modern kitchen units with roll top worksurface and splash back tiles. The kitchen comprises a double ceramic sink and drainer, space for range cooker, integrated dishwasher, space for further appliances, tiled flooring, radiator, two double glazed windows, UPVC double patio door to the rear and understairs storage. The attention to detail is obvious with an exposed brick fireplace with an electric effect log burner.



LOUNGE 11'7" x 18'9" (3.54m x 5.72m)

Having natural wooden flooring, skirting boards, wooden beams, wooden patio doors which sympathetically fit to match the rest of this room, exposed brick built fireplace with wooden sleeper, coal effect electric fire, UPVC double glazed window to the front elevation, UPVC window to the rear elevation and two radiators.



STAIRS & LANDING

Neutrally decorated, the landing provides access to all bedrooms and bathroom. Handrails and UPVC double glazed window to the rear.

MASTER BEDROOM 10'9" x 10'3" (3.30m x 3.13m)

UPVC double glazed window to the front elevation, wall mounted radiator, skirting boards, wooden beam to the ceiling and spotlights. A walk through to the dressing room which could be used as a study, nursery or dressing room. This multifunctional room leads to:



EN-SUITE 8'0" x 3'11" (2.45m x 1.21m)

Comprising of a low level toilet, shower cubicle with a waterfall shower and a further shower head. Hand basin set into a vanity cupboard beneath, splash back tiles, vinyl flooring, UPVC double glazed window and heated towel rail.



BEDROOM TWO 8'7" x 10'7" (2.62m x 3.25m)

UPVC double glazed window to the side elevation, skirting boards, wooden beam, feature Juliet balcony and radiator.



BEDROOM THREE 9'5" x 7'11" (2.89 x 2.43m)

UPVC double glazed window, wall mounted radiator, carpeted and skirting boards.



BATHROOM 7'10" x 6'11" (2.39m x 2.11m)

Victorian style toilet with splashback tiles, skirting board, wall mounted radiator, panelled bath with overhead mixer shower, sink on pedestal, splashback tiles and built-in storage cupboard.



REAR GARDEN

Having the benefit of a low maintenance garden with the slate tiles and gravel. This garden is enclosed and benefits from a brick built storage building and rear access. To the front is a lawn and parking for two vehicles.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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