

**78 Derby Road, Ilkeston, Derbyshire DE7 5EZ**



**Guide price £350,000**



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Margi Willis Estates are delighted to offer to the market this individually designed new build bungalow which is set in a private tree lined development, the property is within walking distance to Ilkeston town centre with a range of local amenities including shops, schools, leisure centre and with access to both Derby and Nottingham and with the Railway Station approximately 1.5 miles away. This is one of two under construction with completion expected in December 2020. The property is eco friendly and future proofed with the provision of solar energy and air source pump that powers the under floor heating, there is also the added benefit of an electric car charging point.

### Entrance Dining Hallway

open plan dining hallway with cloakroom, underfloor heating, stairs leading up to the mezanine landing which could be used as office or occasional bedroom.

### Lounge

19'2" x 11'10" (5.84m x 3.61m)

A bright and airy room with french door leading out the covered outdoor living space, feature vaulted ceiling allowing light to flood the room, feature brick inglenook fireplace incorporating wood burning stove, under floor heating.

### Fully Fitted Kitchen

11' x 9'6" (3.35m x 2.90m)

A fully fitted kitchen comprising a range of quality wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over, free standing six ring range cooker with extractor hood above, integrated dishwasher, washer/dryer, fridge freezer, underfloor heating, doors lead out to the rear garden.

### Bedroom Two

11'10" x 9'6" (3.61m x 2.90m)

With double glazed window to the front elevation, underfloor heating.

### Master Bedroom

19'6" x 10'8" (5.94m x 3.25m)

A spacious bedroom with under floor heating, double glazed doors leading out to the covered outdoor living space, access to en-suite.

### En-Suite Shower Room

Comprsing a three piece suite of low level w.c, pedstal wash hand basin, tiled shower cubicle with mains fed shpwer over, underfloor heating.

### Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath, underfloor heating.

### Outside

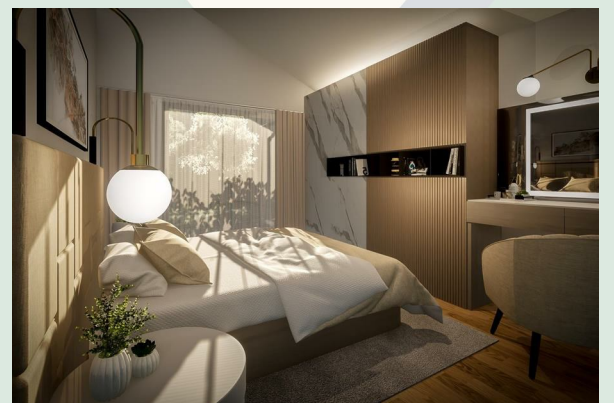
There is a driveway to the side of the property, this also has the added benefit of an electric car charging point, at the rear there is a lawned garden and covered outdoor living space.

### Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

### Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)





### Disclaimer

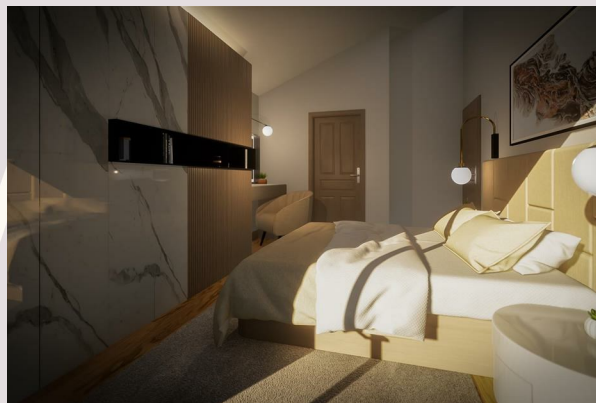
Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

### Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

### Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 [sales@margiwillis.co.uk](mailto:sales@margiwillis.co.uk) You can also contact us on Facebook and Twitter.



Margi Willis  
Estate



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	