

**101 St. Norbert Drive, Ilkeston, Derbyshire DE7 4EJ**



**£129,950**

## 101 St. Norbert Drive, Ilkeston, Derbyshire DE7 4EJ

Margi Willis Estates are delighted to offer to the sales market this end terraced house the accommodation in brief comprises: entrance hallway, lounge, fitted dining kitchen, two double bedrooms and bathroom. Outside there are gardens to the front and rear elevations. Benefits double glazing and gas central heating system. Located within bus route, local schools, shops and doctors surgery. Internal viewing is essential.

### Entrance Lobby

With timber entrance door to the side elevation, ceramic tiled flooring, double glazed window to the side elevation, door leading to the lounge, stairs leading to the first floor landing.

### Fitted Dining Kitchen

10'4" x 16'9" (3.15m x 5.11m)

With a range of fitted wall, base and drawer units incorporating roll edged working surfaces over, one and a half bowl sink unit with mixer tap over and gas meter situated in the cupboard beneath, electric oven and grill with 4 ring gas hob over, under stairs storage cupboard housing electric meter, plumbing for automatic washing machine, radiator, entrance door to the rear elevation.

### Lounge

17'4 x 10 (reducing to 9'1" (5.28m x 3.05m (reducing to 2.77m)

With adams style fire surround incorporating living flame gas fire with marble inset and hearth, radiator, double glazed window to the front elevation.

### First Floor Landing

With access to the loft space, airing cupboard housing tank with shelving over.

### Bedroom 1

17'4 x 11'5" (reducing to) 9'2" (5.28m x 3.48m (reducing to) 2.79m)

With feature fireplace, radiator and double glazed window to the front elevation.

### Bedroom 2

12'6" (reducing to) 11'2" x 10' (3.81m (reducing to) 3.40m x 3.05m)

With radiator and two double glazed windows to the rear elevation.

### Bathroom

Comprising a three piece suite of low level w.c, vanity wash hand basin with cupboard beneath, paneled bath with shower above, radiator, double glazed window to the rear elevation.

### Front Garden

Outside to the front of the property there is a fenced frontage with timber gate leading to the enclosed front garden which is laid to lawn with mature trees and shrubs, pathway with sensor security lighting provides access to the side entrance door.






### Rear Garden

At the rear there is an enclosed lawned garden with central pathway, outdoor tap.



# Margiv Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 