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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Main Road, Smalley, Ilkeston, Derbyshire , DE7 6EF
£499,950



FEATURES:

- DETACHED BUNGALOW
- DOUBLE GARAGE AND AMPLE PARKING WITH GATED ACCESS
- THREE BEDROOMS
- DRESSING ROOM AND EN SUITE TO MASTER BEDROOM
- GOOD SIZED LOUNGE DINER
- SPACIOUS KITCHEN DINER WITH UTILITY ROOM
- IMPRESSIVE GARDEN
- VIEWS TO THE REAR OVER FIELDS
- BUILT BY CURRENT OWNERS TO A HIGH STANDARD

COUNCIL TAX BAND: E EPC RATING: TBC

Entrance Porch

UPVC door to front, door to entrance hallway and double garage, tiled flooring, radiator.

Entrance Hallway

Doors to all rooms, two storage cupboards, radiator, tiled flooring.

Lounge area

4.38 m x 5.72 m (14'4" x 18'9")
Two UPVC windows to front, UPVC window to side aspect, feature fireplace, two radiators, new carpet, opening to dining area.

Dining area

4.31 m x 3.84 m (14'2" x 12'7")
Two UPVC windows to side aspect, window into hallway, radiator, new carpet, door to kitchen.

Kitchen Diner

4.33 m x 6.59 m (14'2" x 21'7")
UPVC window to side and rear aspect, fitted high quality kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, two radiators, door to utility room.

Utility Room

UPVC door to rear garden, tiled flooring, base and wall units, plumbing for washing machine, wall mounted boiler, door to WC

WC

Two piece suite comprising of WC and hand wash basin, tiled flooring, radiator.

Rear Hall

Door to bedrooms, loft access, radiator.

4.43 m x 3.50 m (14'6" x 11'6")

UPVC window to rear aspect, storage cupboards and bedside tables, radiator, door to en suite and dressing room.

En suite

UPVC window to side aspect, three piece suite comprising of double shower, WC and hand wash basin in a vanity unit, tiled flooring, part tiled walls, radiator.

Dressing Room

Fitted storage and drawers.

Bedroom Two

3.23 m x 2.44 m (10'7" x 8'0")
UPVC window to rear, wardrobe, radiator.

Bedroom Three

3.23 m x 2.44 m (10'7" x 8'0")
UPVC window to rear, radiator, fitted wardrobes.

Wet Room

Three piece suite comprising of walk in shower, WC and hand wash basin with vanity unit below, UPVC clad walls, towel rail.

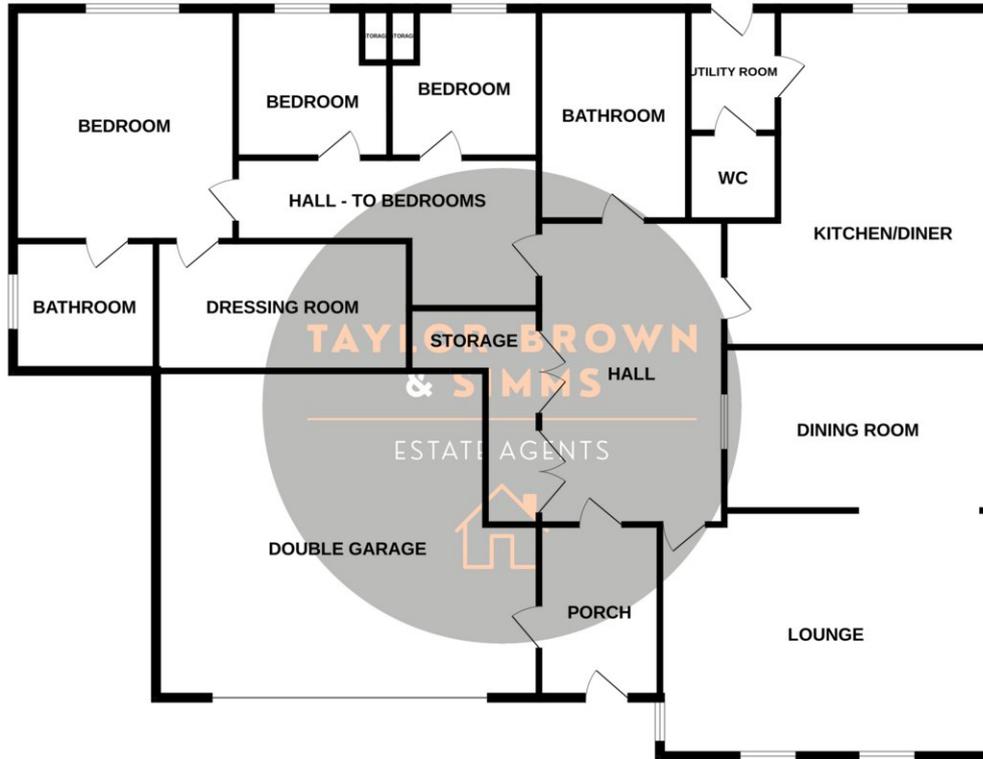
Double Garage

UP and over electric door to front.

Outside

To the front is a gated access with brick wall surrounding, ample off street parking with flower beds, access to the rear, and driveway providing ample off street car parking leading to a double garage. To the rear is a landscaped garden, with patio area, lawned area, mature shrubs and borders, being enclosed via panelled fencing and wooden garden shed.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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