



90 Park Drive, Ilkeston, Derbyshire DE7 5NS

£195,000

Tel: 0115 9680268



- Large Traditional Terraced House
- Two Reception Rooms
- Viewing Essential To Appreciate
- Far Reaching Views
- Extremely Spacious Layout
- Four Generous Bedrooms
- Master With En Suite
- Modern Kitchen & Bathroom

A fantastic and staggeringly sized four-bedroom terraced house with space & style in abundance. If you are a buyer looking for a large family home, simply perfect to just move straight in and enjoy then look no further and call us as we anticipate this property to be extremely popular. The current vendors have loved and enjoyed this property for many years and have continuously improved it all in all the right places with it benefiting from a large attic conversion creating a magnificent master suite, sleek & stylish kitchen and modern bathroom. Even down to some of the finer details like a feature fireplace with fitted log burner, new internal contemporary doors and some more recent external improvements to the landscaping.

The staggeringly spacious accommodation spans over three spacious floors and offers an extremely deceptive space for even the larger of families. There is a fitting entrance hall in keeping with properties of this age, two reception rooms including a bay fronted one to the front of the property and a large yet incredibly cosy room to the rear with fitted log burner. A modern & neutral kitchen and a modern downstairs bathroom. To the first-floor landing hosts the first three bedrooms and a separate WC and finally to the second floor there is a fantastic master bedroom with well planned en suite shower room.

Externally, the property stands set back on the tree lined street of Park Drive. Having a fresh recently painted exterior and matching front boundary wall with low level chunky gate which opens onto a a slabbed patio frontage finished in a slate grey, there is also side access to the rear garden via number 89 Externally to the rear there is an extremely private rear garden again benefiting from the nicely finished grey patio slabs, decked area with central steps lowering to a further section of garden which is currently laid with artificial turf offering a perfect outdoor space for people of all ages to enjoy.

ENTRANCE HALL

w: 3.25m x l: 0.94m (w: 10' 8" x l: 3' 1")

A fitting entrance to this property, setting the tone with characterful charm with traditional effect flooring and wall panelling. There is also a radiator, ceiling light point and door opening into both of the ground floor reception rooms.

FRONT RECEPTION ROOM

w: 3.2m x l: 3.15m (w: 10' 6" x l: 10' 4")

A generous bay fronted reception room currently in use as a craft room/working space with a radiator, ceiling light point and a double glazed window to the front elevation.

REAR RECEPTION ROOM

w: 4.24m x l: 4.11m (w: 13' 11" x l: 13' 6")

A wonderful cosy yet incredibly spacious reception room with a feature fireplace with inset log burner with floating oak effect mantle over. There is also a radiator, ceiling light point, double glazed window to the rear garden and a door into the stairs and door opening into the:

KITCHEN

w: 3.35m x l: 2.16m (w: 11' x l: 7' 1")

A sleek & stylish yet timeless kitchen fitted with a range of shaker style wall cupboards base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is an integrated oven, four ring electric hob with wall mounted extractor hood over. There is also an integrated dishwasher, space for a free standing fridge/freezer, plumbing for a washing machine. There is also a radiator, ceiling light point, double glazed window and UPVC double glazed door opening to the rear elevation and an internal door into the bathroom.

FAMILY BATHROOM

w: 2.51m x l: 1.88m (w: 8' 3" x l: 6' 2")

A beautifully appointed modern bathroom with three piece suite comprising a panelled bath with internally plumbed chrome shower and chrome mixer tap. Low flush WC and a wash hand basin with internal storage unit beneath and chrome mixer tap. There is also a radiator, heated towel radiator, ceiling light point and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 3.35m x l: 1.78m (w: 11' x l: 5' 10")

With a radiator, ceiling spotlights and stairs continuing up to the second floor.

BEDROOM TWO

w: 3.99m x l: 3.2m (w: 13' 1" x l: 10' 6")

A large double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.28m x l: 2.08m (w: 10' 9" x l: 6' 10")

A third generous bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM FOUR

w: 3.28m x l: 2.03m (w: 10' 9" x l: 6' 8")

A fourth well proportioned bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

SEPARATE WC

w: 1.65m x l: 0.79m (w: 5' 5" x l: 2' 7")

With a Low flush WC and a wash hand basin with chrome mixer tap. There is also radiator, ceiling light point and an extractor fan.

SECOND FLOOR LANDING

With access into a handy storage space, Velux window and an internal door into the:

MASTER BEDROOM

w: 3.71m x l: 3.68m (w: 12' 2" x l: 12' 1")

A spectacular master bedroom with plenty of space and a far reaching open view. There is also a radiator, ceiling spotlights and a double glazed window to the rear elevation.

EN-SUITE

w: 2.16m x l: 1.42m (w: 7' 1" x l: 4' 8")

A contemporary en suite shower room with three piece suite comprising a shower enclosure with wall mounted internally plumbed shower. Full unit with fitted Low flush WC with concealed cistern and a wash hand basin with high gloss storage beneath and a chrome mixer tap. There is also a heated towel radiator, ceiling spotlights and a double glazed Velux window to the rear elevation.

OUTSIDE

Externally, the property stands set back on the tree lined street of Park Drive. Having a fresh recently painted exterior and matching front boundary wall with low level chunky gate which opens onto a a slabbed patio frontage finished in a slate grey, there is also side access to the rear garden via number 89. Externally to the rear there is an extremely private rear garden again benefiting from the nicely finished grey patio slabs, decked area with central steps lowering to a further section of garden which is currently laid with artificial turf offering a perfect outdoor space for people of all ages to enjoy.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

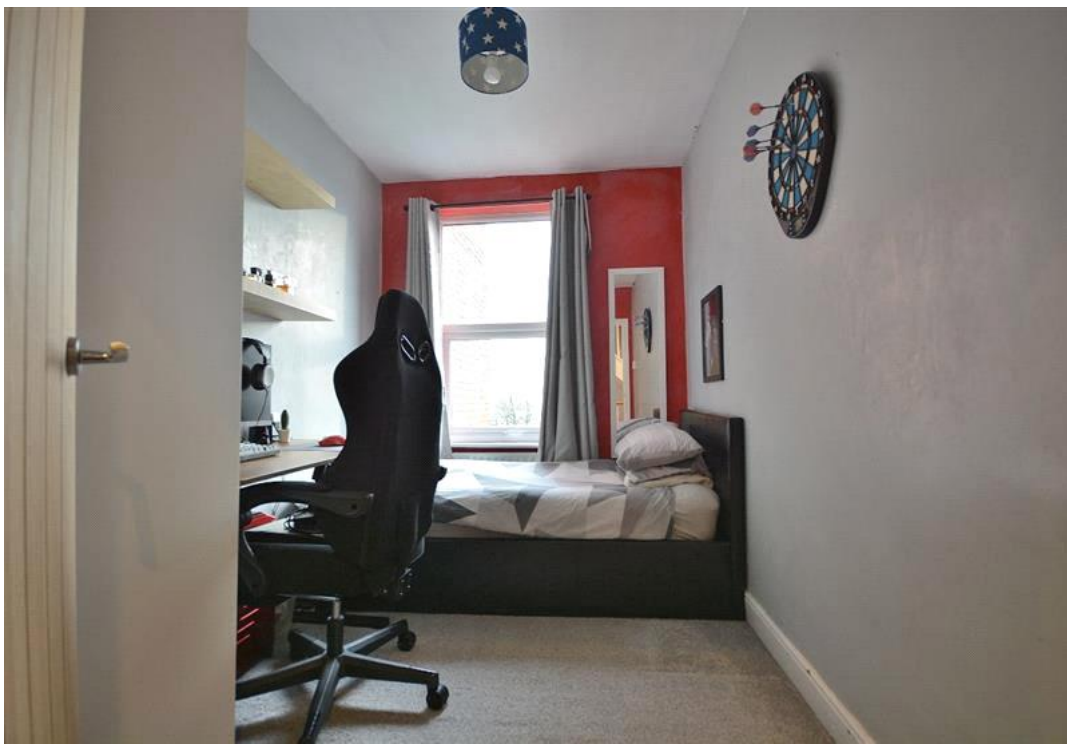
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



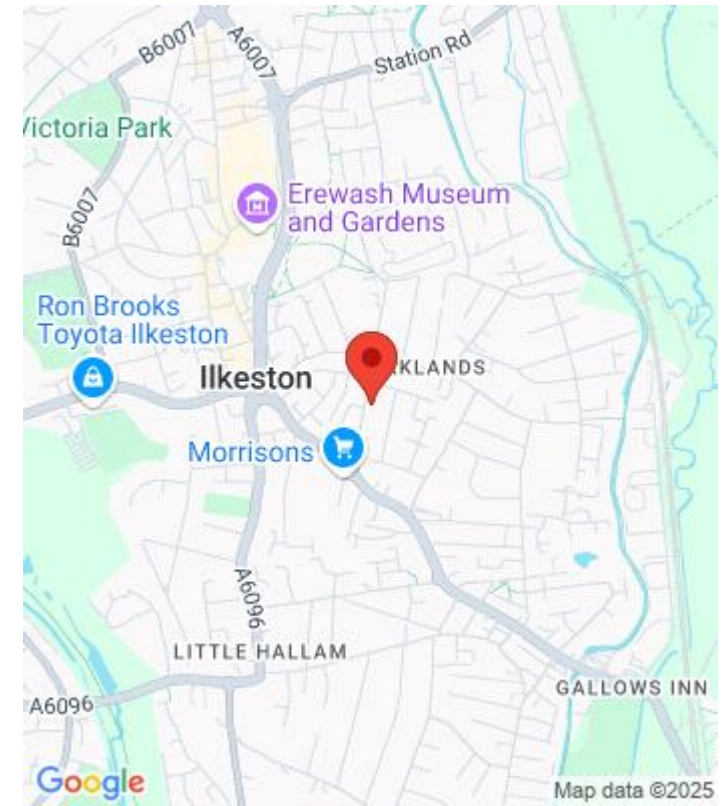












Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

