



Hillingdon Drive, Ilkeston DE7 5BF

welcome to

Hillingdon Drive, Ilkeston

Beautifully presented three-bedroom end townhouse offering a spacious lounge, modern dining kitchen, utility room, downstairs WC, principal bedroom with en-suite, family bathroom, driveway parking and an enclosed low-maintenance rear garden. Ideally located for local amenities and transport links.

Front Of Property

The property enjoys an attractive end-townhouse position with a smart brick-built façade, allocated parking and a pathway leading to the entrance door. The frontage offers strong kerb appeal and a welcoming first impression.

Hall

A bright and inviting entrance hall providing access to the principal ground floor accommodation. Featuring modern décor, a staircase rising to the first floor and space for coats and footwear.

Downstairs W/C

A conveniently located cloakroom comprising a low-flush WC and wash hand basin with contemporary fittings and complementary tiling.

Lounge

A spacious and comfortable reception room positioned to the front of the property. Benefiting from excellent natural light, this versatile living space provides ample room for a range of furnishings and creates the perfect setting for both relaxing and entertaining.

Kitchen

A stylish and well-appointed fitted kitchen offering a range of modern wall and base units with contrasting work surfaces. Incorporating integrated appliances and generous preparation space, the kitchen opens into the dining area, creating a sociable heart of the home.

Utility Room

A practical addition providing space and plumbing for laundry appliances, additional storage and convenient access to the rear garden.

Stairs/Landing

The first-floor landing provides access to all bedrooms and the family bathroom, with a useful storage cupboard and natural light enhancing the space.

Bedroom One

A generous principal bedroom offering ample space for bedroom furnishings. Beautifully presented and benefiting from a peaceful position, creating an ideal retreat.

En-Suite

Modern en-suite shower room fitted with a shower enclosure, wash hand basin and low-flush WC, finished with contemporary fixtures and fittings.

Bedroom Two

A well-proportioned double bedroom offering flexibility as a guest room, children's bedroom or additional workspace.

Bedroom Three

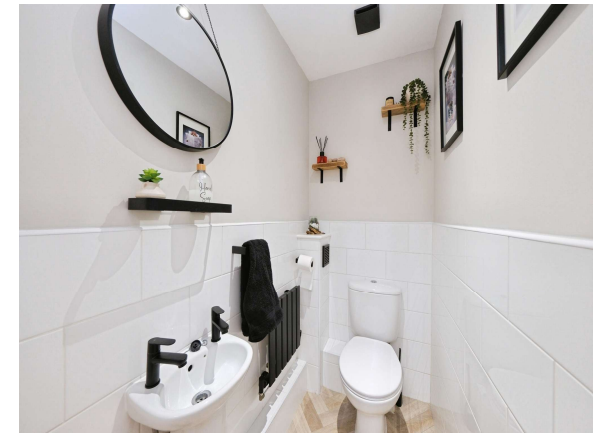
A good-sized third bedroom suitable as a nursery, child's bedroom, home office or dressing room, depending on individual requirements.

Bathroom

A modern family bathroom fitted with a panelled bath, wash hand basin and low-flush WC. Finished with complementary tiling and contemporary fittings.

Rear Garden

The enclosed rear garden has been designed with ease of maintenance in mind, featuring a paved seating area ideal for outdoor entertaining and relaxing. Secure fencing provides privacy, creating an enjoyable outdoor space for the whole family.



Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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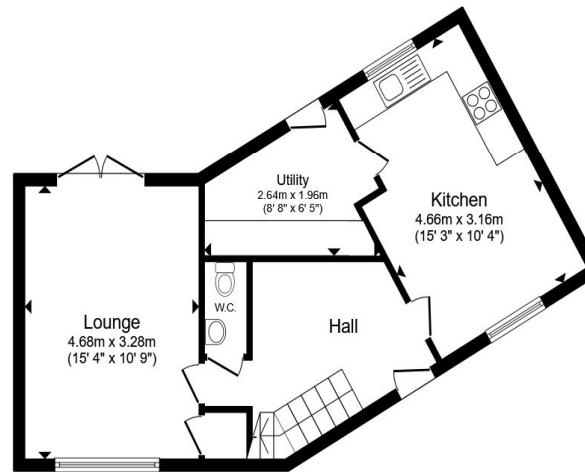
- Council Tax Band - C
- Beautifully Presented End Townhouse
- Spacious Lounge
- Modern Dining Kitchen
- Separate Utility Room

Tenure: Freehold EPC Rating: Awaited

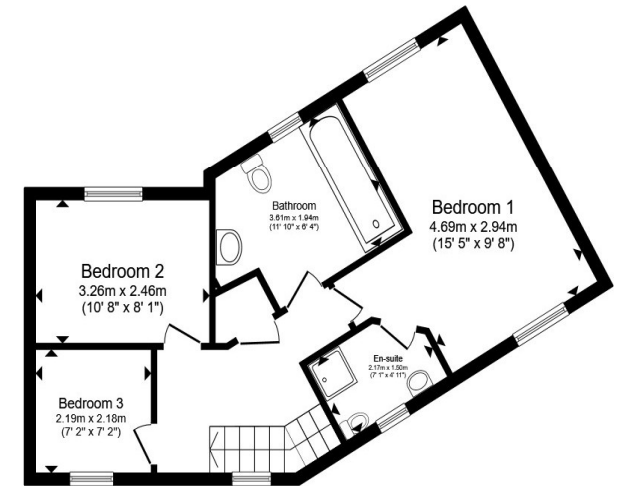
Council Tax Band: C

offers over

£210,000



Ground Floor



First Floor

Total floor area 98.9 m² (1,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
CSF105436 - 0002

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