



**111 Beauvale Drive, Ilkeston DE7 8RZ**

**Offers Over £155,000**





### Full Description

IPS Estates is excited to present this wonderful three-bedroom semi-detached property, representing a fantastic opportunity for prospective buyers. Boasting ample space, this family home offers a large and spacious layout, ideal for accommodating a growing family or those seeking room to spread out. Situated on a generously sized plot, the property features a spacious rear garden, perfect for outdoor activities and relaxation. Additionally, there is the potential for off-road parking, subject to planning consent, adding further appeal to this already attractive offering. Don't miss out on the chance to make this your new home! The property comprises of an hallway and downstairs WC. A kitchen diner and living room. To the first floor stairs and landing three bedrooms and bathroom. Outside is a generous size garden with out-buildings and to the front is ample space ( for potential off road parking ) with planning consent. Council Tax Band A EPC - C - Freehold

### Entrance Hall

Upon entrance through the upvc double glazed door leading to the hallway. With a wall mounted radiator and carpet plus under stair storage and side door for access.

### Kitchen / Diner length 10'2" x width 13'5" (length 3.12m x width 4.09m )

Having a range of base to eye level units with a roll top work surface plus space for appliances. Splash back tiles and over head extractor fan. Single stainless steel sink and drainer with mixer tap. Three upvc double glazed windows to the rear aspect and a wall mounted radiator and tiled floor.



### Living Room length to chimney breast 11'6" x width 13'6" (length to chimney breast 3.52m x width 4.12m )

Benefits from three upvc double glazing to the front elevation, and wall mounted

radiator. Skirting boards and carpeted. This room boasts abundant natural light, creating an airy and inviting atmosphere. It's spacious layout offers an ideal setting for various activities or arrangements, promising versatility.



### Downstairs WC

Comprising of a low level toilet and a wall mounted sink with cupboard beneath. Having water proof cladding and an opaque upvc double glazed window to the side elevation. Built in cupboard housing gas boiler.



### Stairs & Landing

Having two upvc double glazed windows to the side elevation. Carpeted and banister with hand rail. Loft access built in storage cupboard.

### Bedroom One length 10'4" x width 9'10",36'1" (length 3.15m x width 3,11m )

Having two double glazed windows to the front elevation and a wall mounted radiator. Skirting boards and carpeted. Hanging rails built in to both sides of chimney breast.



**Bedroom Two** length 9'3" x width 13'6" (length 2.83m x width 4.13m)  
Having two upvc double glazed windows to the rear elevation and wall mounted radiator. Carpeted and skirting boards.



**Bathroom** length 6'4" x width 5'10" (length 1.94m x width 1.79m)  
Comprising of a three piece suite, with a low level toilet and a wall mounted sink with cupboard beneath. Paneled bath and over head shower. Splash back tiles and vinyl flooring. Opaque upvc double glazed window to the rear aspect.



**Disclaimer**  
Council Tax Band A  
Freehold Property  
EPC C

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



**Bedroom Three** length 7'4" x width 9'5" (length 2.24m x width 2.89m)  
Having a upvc double glazed window to the front elevation and wall mounted radiator. Skirting boards and carpeted.



**Outside**  
The property boasts a multitude of benefits, including a spacious rear garden complete with a patio area and a slightly elevated decking section, perfect for relaxing or entertaining outdoors. Steps gracefully lead down to a sprawling lawn area, ideal for various activities or simply enjoying the natural surroundings. Additionally, the presence of two outbuildings provides ample storage space, ensuring practicality alongside the property's aesthetic appeal. To the front garden offers ample space for the potential of off road parking with the correct planning consent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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