



### 3 bed detached bungalow to buy

Belper Road, Stanley Common, Ilkeston,  
Derbyshire, DE7 6FY

**£275,000** Starting Bid

🛏 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ THREE BED DETACHED
- ✓ DRIVEWAY
- ✓ REFITTED GF SHOWER ROOM AND FF BATHROOM
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Pattinson Auction offer this THREE/FOUR BED DETACHED DORMER BUNGALOW, Refitted GF Shower Room & FF Bathroom, DRIVEWAY, Enclosed Garden & Storage Garage, POPULAR LOCATION, Video Tour!

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **ENTRANCE / UTILITY**

### ENTRANCE / UTILITY

Double glazed door, radiator, wall and base units, worktops, Main Combination boiler.

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## **KITCHEN AREA**

### KITCHEN AREA

3.90 m x 2.70 m (12'10" x 8'10")

Panelled radiator, wall and base units, worktops, splash backs, sink, electric hob, double oven, extractor, fridge freezer.

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## **CONSERVATORY**

### CONSERVATORY

4.59 m x 2.12 m (15'1" x 6'11")

UPVC double glazed door and windows, radiator.

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## **LOUNGE**

### LOUNGE

6.28 m x 3.56 m (20'7" x 11'8")

Two UPVC double glazed windows, two radiators, feature gas fire, stairs.

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## **INNER HALL**

## **SHOWER ROOM**

### SHOWER ROOM

1.76 m x 1.63 m (5'9" x 5'4")

UPVC double glazed window, chrome heated towel rail, corner shower with dual rainfall shower, vanity wash basin, WC, part tiled walls, spotlights.

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## **Bedroom 1**

### BEDROOM & DRESSING AREA (Formerly Two Bedrooms)

6.42 m x 3.97 m (21'1" x 13'0")

UPVC double glazed French doors and window, two radiators, wardrobes.

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## **LANDING**

### LANDING

Double glazed Velux window, storage cupboard.

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## **Bedroom 2**

### BEDROOM

4.00 m x 3.62 m (13'1" x 11'11")

Two double glazed velux windows, radiator, eaves storage.

## **Bedroom 3**

BEDROOM

3.93 m x 3.62 m (12'11" x 11'11")

Two double glazed velux windows, radiator, eaves storage.

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## **BATHROOM**

BATHROOM

3.14 m x 1.69 m (10'4" x 5'7")

Two UPVC double glazed windows, chrome heated towel rail, 'L' shaped bath with dual rainfall shower, vanity wash basin, WC, tiled splash backs.

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## **OUTSIDE**

OUTSIDE

Front: Generous tarmac driveway.

Rear: Enclosed garden laid to lawn with timber decked area.

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## **STORAGE GARAGE**

STORAGE GARAGE

4.71 m x 2.24 m (15'5" x 7'4")

Door, two windows, power and light.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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