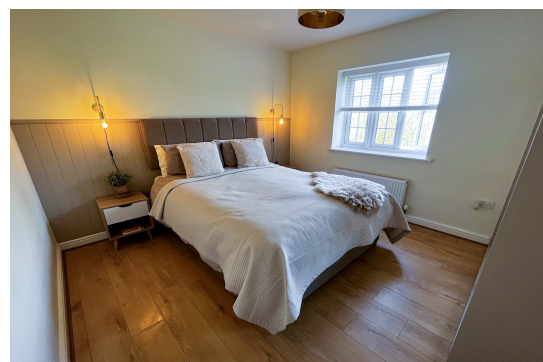


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Woodland Close, Smalley, Ilkeston, Derbyshire , DE7 6NU **£315,000**



### **FEATURES:**

- FOUR BEDROOMS
- DETACHED PROPERTY
- VIEWS TO THE FRONT
- CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- MODERN FITTED KITCHEN
- SOUGHT AFTER SMALLEY LOCATION
- DRIVEWAY AND GARAGE
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: D EPC RATING: B**

#### Entrance Hallway

Stairs rising to the first floor, radiator, two storage cupboard, doors to lounge, kitchen diner, downstairs wc

#### Downstairs WC

UPVC Window to side aspect, a modern two piece suite comprising of WC and hand wash basin with tiled splash back, radiator.

#### Kitchen Diner

3.71 m x 4.87 m (12'2" x 16'0")  
UPVC Window to side and front aspect, door to side aspect, a beautifully fitted kitchen comprising of base and wall units with work surface with upstand, sink unit with drainer, laminate flooring, integrated oven, hob and extractor, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, spot lighting, radiator.

#### Lounge

6.00 m x 3.21 m (19'8" x 10'6")  
UPVC Window and French doors to rear aspect, two radiators, tv point.

#### First Floor Landing

Doors to bedrooms and bathroom, radiator.

#### Master Bedroom

3.27 m x 3.52 m (10'9" x 11'7")

UPVC Window to front aspect, radiator, fitted wardrobes.

#### Bedroom

3.81 m x 2.93 m (12'6" x 9'7")

UPVC Window to rear aspect, radiator, laminate flooring

#### Bedroom

2.52 m x 2.98 m (8'3" x 9'9")

UPVC Window to front aspect, radiator.

#### Bedroom

3.31 m x 2.13 m (10'10" x 7'0")

UPVC Window to rear aspect, radiator

#### Bathroom

UPVC window to side aspect, a modern four piece suite comprising of panelled bath, WC, Shower cubicle, pedestal hand wash basin, part tiled walls, radiator.

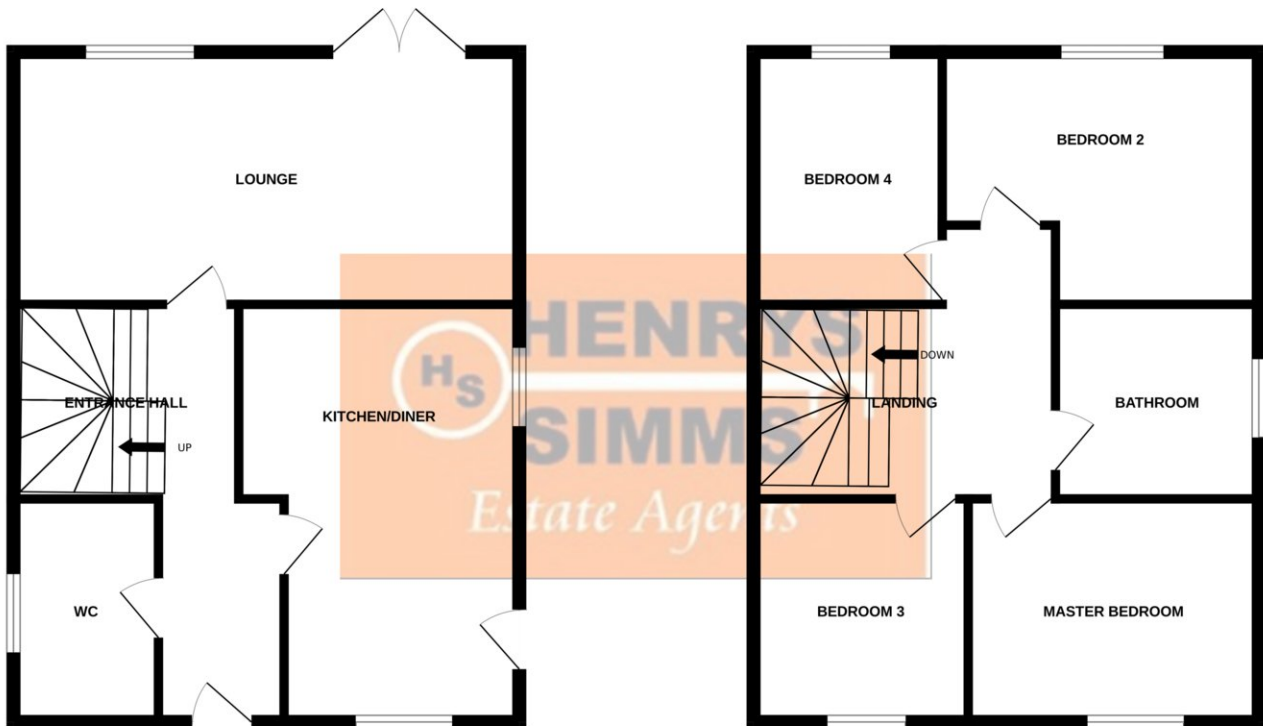
#### Outside

To the front is a lawned area with mature shrubs and pathway to the front door, with views over the front, gated access to the rear garden.

To the rear garden is a patio area, lawned garden and being enclosed via panelled fencing with gate leading to a driveway and garage.

GROUND FLOOR

1ST 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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