



11 Audley Close, Ilkeston

Offers in Region of **£375,000**



## 11 Audley Close

Ilkeston, Ilkeston

Nestled in a quiet cul de sac within the highly desirable Shipley View area, this four/ five bedroom detached home offers spacious and versatile accommodation ideal for modern family living. The property welcomes you with a generous entrance hall that leads to three separate reception rooms, providing excellent flexibility for entertaining, relaxing, or working from home. The converted garage has been thoughtfully transformed into an additional reception space, perfect for a playroom/ sitting room or a teenagers / elderly parents bedroom.

At the heart of the home is a contemporary open plan kitchen diner plus a separate dining room, designed to cater to both every-day family meals and larger gatherings. Upstairs, you will find four well-proportioned double bedrooms, each offering comfortable and private retreats, along with a fifth room that serves perfectly as a study or nursery (ideal for those seeking a dedicated workspace or a cosy child's room). The principal bedroom benefits from its own ensuite bathroom, while a modern family shower room and a convenient cloaks WC complete the comprehensive accommodation.

The property also boasts a driveway with parking for three cars (ensuring ample space for residents and visitors alike). Located just a stone's throw from the scenic Nutbrook Trail, this home combines a peaceful residential setting with easy access to local amenities, reputable schools, and transport links. This home offers a superb blend of space and style, this is a rare opportunity to secure a substantial



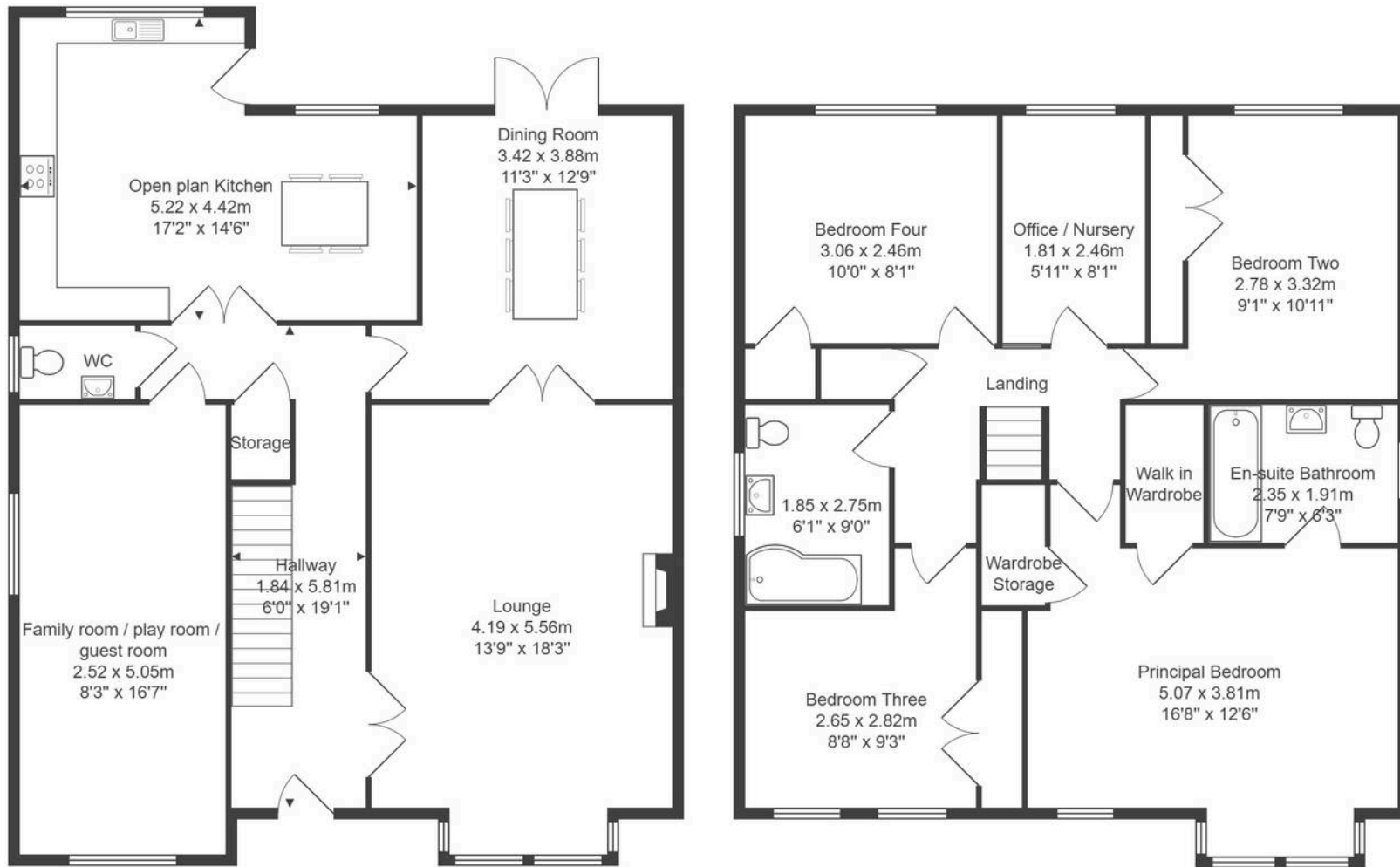












All measurements are approximate and for display purposes only.



## Nicole Beales - Hortons

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