



3 TIB MEADOW CLOSE ILKESTON, DE7 4SP

£995 PER MONTH

PLEASE EMAIL YOUR ENQUIRY Welcome to this charming semi-detached house located on Tib Meadow Close in the delightful town of Ilkeston. This new build property, completed in 2022, offers a modern living experience with a generous 764 square feet of well-designed space.

As you enter, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house boasts three comfortable bedrooms, ideal for families or those seeking extra space for guests or a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this property is its excellent energy efficiency, rated EPC B, which not only benefits the environment but also helps to keep utility costs low. The landscaped rear garden offers a tranquil outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	
(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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements