



Derby Road  
Ilkeston, Derbyshire DE7 5EZ

**£375,000 Freehold**

A SUBSTANTIAL FOUR BEDROOM  
DETACHED FAMILY HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 40 YEARS THIS SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOUSE SITTING ON A GENEROUS OVERALL PLOT SET BACK FROM THE ROAD IN AN ELEVATED POSITION WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, spacious living room, dining room, conservatory and breakfast kitchen. The first floor landing provides access to four bedrooms and a spacious four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, garage and a generous enclosed rear garden incorporating a summerhouse and garden shed.

The property is located within walking distance of the town centre amenities, set back from the road in a slightly elevated position, offering easy access to excellent nearby transport links including the local train station, good schooling for all ages, as well as easy access to open countryside.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE PORCH

9'8" x 7'0" (2.96 x 2.15)

uPVC panel and stained glass front entrance door surrounded by double glazed Georgian-style windows to either side, radiator, laminate flooring, dado rail, LED spotlights, Georgian-style double doors leading through to the living room, further door to the sitting room and useful double walk-in closet with underground safe and coat pegs.

## GROUND FLOOR WC

6'9" x 5'0" (2.08 x 1.53)

Two piece suite comprising low flush WC and wash hand basin with tiled splashbacks. Laminate flooring (matching the entrance), radiator, Georgian-style aluminium framed double glazed window to the front.

## LIVING ROOM

26'0" max x 18'2" (7.93 max x 5.56)

Split into two separate areas with a separate snug/reading area with laminate flooring (matching the entrance), radiator, dado rail, coving. This area then opens out to the main living space which benefits from a double glazed bow window to the front, radiator, media points, dado rail, coving, wall light points, central brick and tile fireplace incorporating coal effect gas fire. Matching Georgian-style doors then lead through to the dining room, as well as through to the kitchen.

## DINING ROOM

14'0" reducing to 10'4" x 16'0" (4.28 reducing to 3.16 x 4.88)

Useful understairs storage cupboard with further underground hidden safe, wooden flooring, radiator, decorative ceiling rose, coving, sliding double glazed Georgian-style doors opening out to the conservatory, further internal double Georgian-style doors leading through to the living room, archway opening through to the inner lobby with staircase rising to the first floor.

## CONSERVATORY

12'3" x 10'10" (3.75 x 3.31)

Brick and double glazed construction with pitched roof incorporating ceiling fan with tiled floor, radiator, additional wall mounted heater, double glazed windows with stained glass top panels, uPVC double glazed French doors provide access to the rear garden.

## KITCHEN

14'2" x 11'10" (4.32 x 3.62)

A matching range of fitted base and wall storage cupboards and drawers, with solid granite work surfaces and matching central island unit with overhanging breakfast bar, inset fitted single sink and draining board with central swan-neck mixer tap, fitted four ring gas hob with curved extractor canopy over, plumbing for washing machine and space for further under-counter kitchen appliances, in-built oven, laminate flooring, spotlights, Georgian-style double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed exit door to outside.

## INNER LOBBY

Staircase rising to the first floor.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, Georgian-style double glazed window to the rear overlooking the rear garden (with fitted blinds), loft access point via pull-down loft ladder to a partially boarded and insulated loft space, storage cupboard with shelving. Doors leading to four bedrooms and bathroom.

## BEDROOM ONE

13'11" x 10'10" (4.26 x 3.32)

Georgian-style double glazed window to the front (with fitted blinds), radiator,

laminate flooring, full range of fitted bedroom furniture including full height wardrobes, drawers, vanity unit, bedside cabinets, overhead storage cupboards and open shelving.

## BEDROOM TWO

11'10" x 11'5" (3.63 x 3.48)

Double glazed Georgian-style windows to both the rear and the side (the rear with fitted blinds), radiator, range of fitted sliding door wardrobes to one wall.

## BEDROOM THREE

14'11" x 9'10" (4.56 x 3.00)

Georgian-style double glazed window to the front (with fitted blinds), radiator, laminate flooring.

## BEDROOM FOUR

8'5" x 6'10" (2.57 x 2.09)

Georgian-style double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, laminate flooring.

## BATHROOM

8'9" x 8'6" (2.68 x 2.61)

Spacious four piece suite comprising corner bath with bath seat, separate tiled and enclosed shower cubicle with sliding glass door and screen, mains shower, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Further useful bathroom storage drawers, granite-style work surface, Georgian-style double glazed window to the side, Victorian-style radiator with attached towel rail, tiled floor.

## OUTSIDE

The property is sat in an elevated position with a lowered kerb entry point to a curved block paved driveway providing off-street parking for several vehicles, access to the garage, pedestrian access and gate leading down the side of the property into the rear garden, raised front lawn with decorative gravel edged borders.

## TO THE REAR

The rear garden is of a good overall proportion (ideal for families), enclosed by timber fencing and brick walls, good sized initial block paved patio seating area (ideal for entertaining) with stepped access and pathway then leading down towards the foot of the plot. The rear garden is split with lawns either side of the pathways with planted borders housing a variety of bushes and shrubbery. Situated to the foot of the plot there is a timber summerhouse, as well as a storage shed. Within the garden there are multiple power sockets, outside lighting points and water tap. Gated access then leads back around to the front of the property and there is also a personal access rear door into the garage.

## GARAGE

Up and over door to the front, personal access uPVC double glazed door to the rear, power and lighting points.

## DIRECTIONS

Leave Ilkeston town centre via the main roundabout in the direction of West Hallam. The property can found in an elevated position on the right hand side, identified by our For Sale board.







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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.