



**Elka Road
Ilkeston, Derbyshire DE7 4SE**

£289,950 Freehold

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Situated on a corner plot in this now established residential development is this spacious three bedroom detached house built in 2019 by Persimmon Homes.

Since occupation, the current owners have maintained and improved the property extremely well with redecoration and upgrades. The property is offered for sale in a turn-key, ready to move into condition.

A feature of this property is the open plan family dining kitchen which is the hub of the house and has a comprehensive range of fitted units with many built-in appliances.

Other features include a useful separate utility room, cloaks/WC and the principal bedroom is of generous size with a dressing area and en-suite shower room.

Built in 2019, the property benefits from the remainder of a build warranty and, of course, is extremely energy efficient. With gas central heating from a combination boiler and double glazing throughout.

Situated on a corner plot, to the rear of the house there is a driveway providing off-street parking for two vehicles in tandem leading to a detached brick built garage. The gardens are simply landscaped with patio and lawn.

Known as "Elka Rise", this residential development is conveniently placed for families and commuters alike with the "good rated" Hallam Fields Junior School within walking distance, as is open space and countryside. Ilkeston town centre and all the amenities it has to offer is only a short drive away. For those looking to commute, the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway is around 15 minutes away.

We strongly recommend an internal viewing of this immaculately presented property.



HALLWAY

A welcoming space in the centre of property with stairs leading to the first floor, doors to living room and dining kitchen.

LIVING ROOM

11'10" x 10'2" (3.62 x 3.10)

Radiator, double glazed window, double glazed French doors opening to the rear garden.

FAMILY DINING KITCHEN

18'5" x 8'6" (5.63 x 2.61)

The kitchen area comprises a comprehensive range of fitted wall, base and drawer units with worktops and feature glass upstand/splashbacks. Integrated appliances including electric oven, hob and extractor hood over, fridge/freezer and dishwasher. There is an abundance of natural light with windows to three elevations and there is a generous area for dining. Radiator.

UTILITY ROOM

6'3" x 5'2" (1.91 x 1.59)

Plumbing and space for washing machine, fitted cupboards, worktops and double glazed door leading to the driveway at the rear.

CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC.

FIRST FLOOR LANDING

A light and airy space with double glazed window, linen cupboard and doors to bedrooms and family bathroom.

BEDROOM ONE

18'5" x 10'5" reducing to 6'2" (5.62 x 3.20 reducing to 1.88)

This includes a useful dressing area which give access to the en-suite. Radiator, double glazed window.

EN-SUITE

Three piece suite comprising wash hand basin, low flush WC and walk-in shower cubicle. Radiator, double glazed window.

BEDROOM TWO

9'1" x 10'6" (2.79 x 3.22)

Radiator, two double glazed windows.

BEDROOM THREE

9'2" x 7'6" (2.80 x 2.31)

Radiator, double glazed window.

BATHROOM

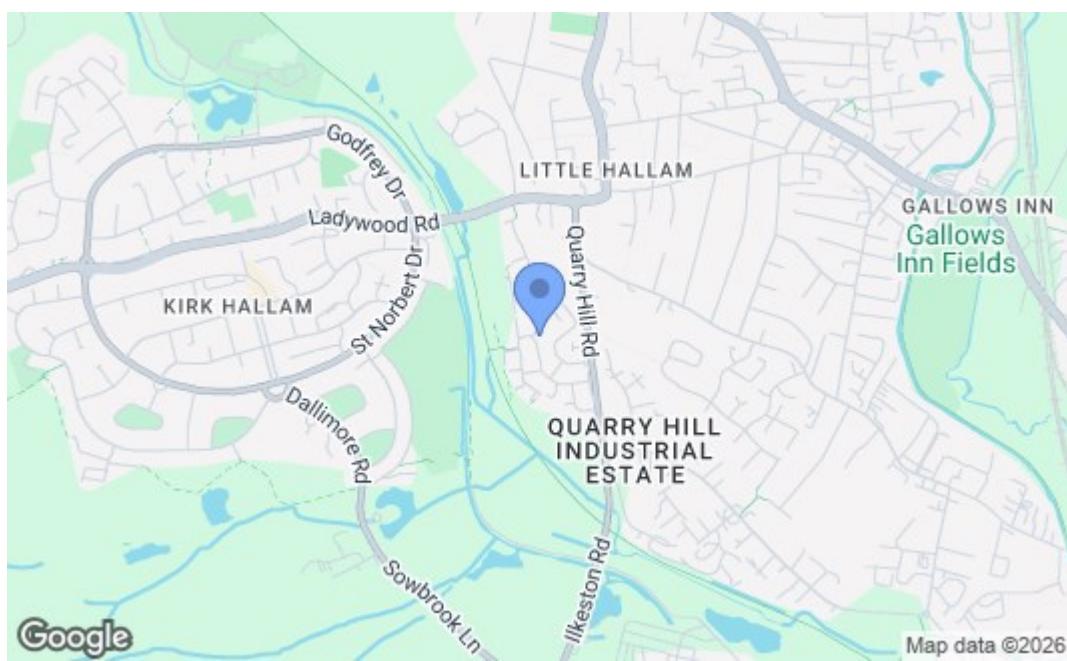
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower and screen over. Partially tiled walls, radiator, double glazed window.

OUTSIDE

The property is situated on a corner plot with open plan garden to the front laid to lawn. At the far side of the property is a driveway providing off-street parking for two vehicles in tandem which in turn leads to the detached brick built garage with up and over door, light and power. The main garden is walled, fenced and enclosed situated to the side of the dwelling. There is a patio area with contemporary sleeper retaining wall to the lawn.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	95
(81-91)	B	84
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.