



Beauvale Drive  
Ilkeston, Derbyshire DE7 8RU

**£200,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



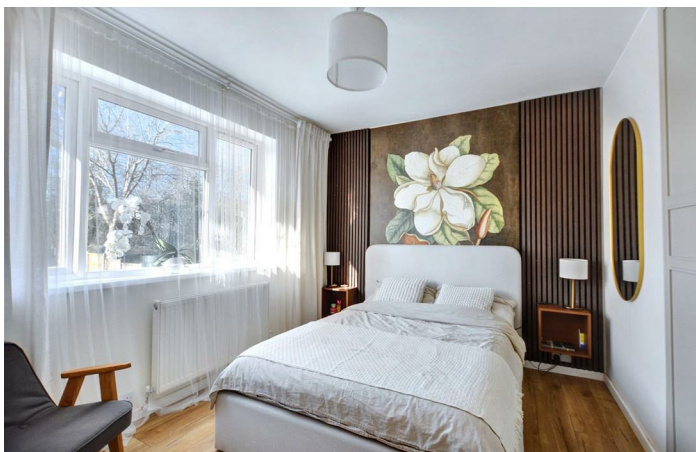
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL LOOKED AFTER AND RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, front kitchen and rear living room. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, double driveway and generous and private enclosed garden space to the rear with a landscaped area behind the fence.

The property is located favourably within close proximity of excellent nearby schooling, good transport links, including M1 motorway junction and Ilkeston train station. There is also easy access to nearby shops, services and amenities, as well as open countryside such as Shipley Country Park.

We believe the property will make an ideal first time buy or young family home and is certainly ready to move into. We highly recommend an internal viewing.



## ENTRANCE HALL

13'5" x 5'11" (4.10 x 1.81)

uPVC panel and stained glass front entrance door with double glazed window to the side of the door (with fitted roller blind), part tile/part laminate flooring, coving, radiator, useful understairs storage cupboard adapted as a pantry and space for coats, panel and glazed Georgian-style internal door to the kitchen.

## KITCHEN

13'3" x 11'6" (4.06 x 3.51)

Comprises a contrasting range of fitted base and wall storage cupboards and drawers, as well as a breakfast bar with roll top work surfaces incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap. Fitted AEG induction hob with curved extractor canopy over, in-built Beko electric oven, double glazed window to the front (with fitted roller blind), plumbing for washing machine, space for full height fridge/freezer, laminate flooring (matching the hallway), vertical radiator, wall mounted electrical consumer box, gas meter cupboard, opening through to the full width lounge/diner.

## FULL WIDTH LOUNGE/DINER

17'9" x 9'10" (5.43 x 3.00)

Laminate flooring, media points, radiator, ample space for dining table, chairs and living room furniture, wall light points, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed French doors with double glazed windows to either side of the door opening out into the rear garden.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade with contrasting post and top, doors to all bedrooms and bathroom, laminate flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), loft access via pull-down loft ladders to a boarded and insulated loft space.

## BEDROOM ONE

11'6" x 10'0" (3.51 x 3.05)

Double glazed window to the rear overlooking the rear garden and open green space beyond, radiator, laminate flooring, decorative panelling to either side of the bed with wall hung bedside cabinets, alcove for wardrobes.

## BEDROOM TWO

12'4" x 9'11" (3.76 x 3.03)

Bright and airy room with double glazed windows to both the front and side, radiator, laminate flooring, alcove for full height double wardrobe.

## BEDROOM THREE

9'1" x 7'8" (2.78 x 2.34)

Double glazed window to the front (with fitted roller blind), radiator, laminate flooring, useful overstairs storage closet.

## BATHROOM

7'0" x 6'1" (2.14 x 1.87)

Modern white three piece suite comprising a panel bath with glass shower screen, waterfall style mixer tap, dual attachment mains shower, feature circular freestanding wash hand basin with central mixer tap and storage drawers beneath, hidden cistern push flush WC. Contrasting tiling to the walls and splashback area, double glazed window to the rear, inset bathroom mirror, ladder towel radiator, tiled flooring, extractor fan, wall mounted bathroom cabinet.

## OUTSIDE

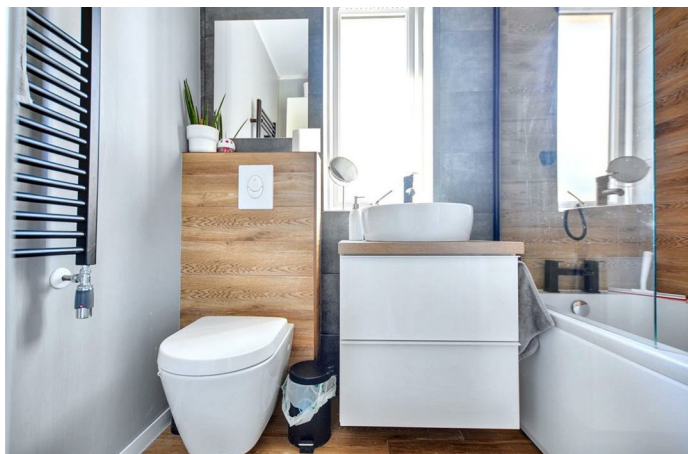
To the front of the property, there is a lowered kerb entry point linking to a shaped tarmac driveway with block paved edging providing off-street parking side-by-side comfortably for two cars, shaped flowerbed housing a variety of bushes and shrubbery. The front then provides access to the entrance door and down the side of the property into the rear.

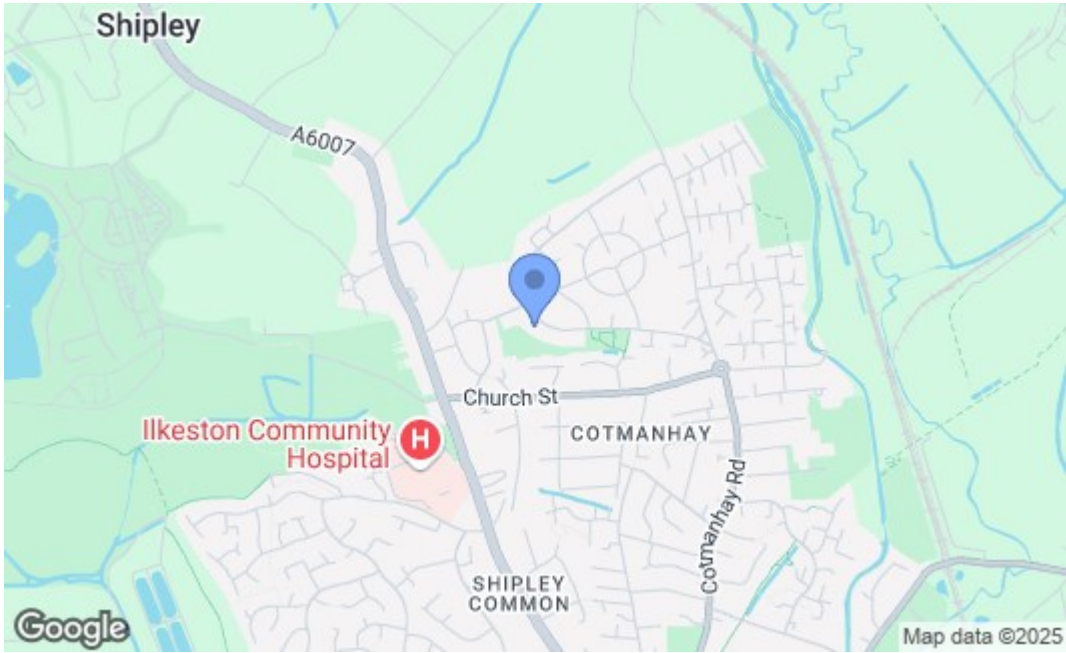
## TO THE REAR

The rear garden spans a good depth, ideal for families, being enclosed by timber fencing to the boundary lines. The garden consists of a good size patio seating area (ideal for entertaining) with raised flowerbeds housing a variety of bushes and shrubbery. There is a shaped garden lawn with chipped bark edging, also housing a variety of bushes and shrubbery. Within the garden there is an external power point, lighting and water tap, as well as a working outside WC.

## DIRECTIONAL NOTE

From leaving Ilkeston, proceed in the direction of Shipley, before taking an eventual right hand turn onto Church Street. Take a left hand turn onto Coppice Drive .....





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 73      |           |
| (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.