Robert Ellis

look no further. . .

A THREE BEDROOM DETACHED HOUSE.

Little Hallam Lane
Ilkeston, Derbyshire DE7 4AA

£325,000 Freehold

We have great pleasure in offering for sale this surprisingly spacious three double bedroom period detached house.

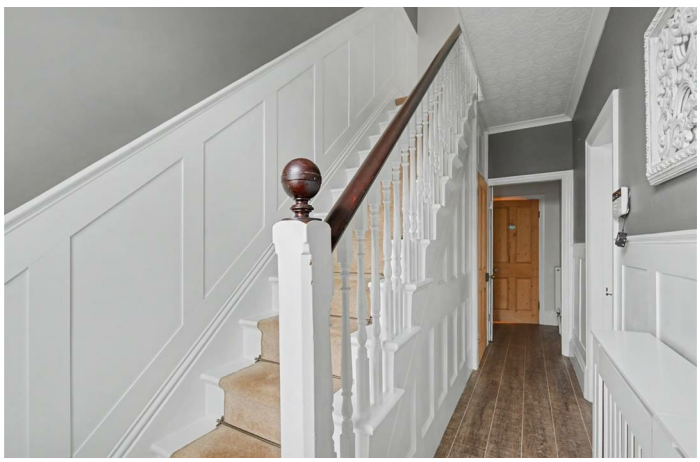
Beneath the feature period facade lies a modern and contemporary family home with accommodation over three floors. A welcoming hall greets you with a feature staircase leading to the first floor. There is a snug style lounge at the front and without doubt one of the main features of the property is the living space to the rear where there is a central kitchen with an impressive array of units and an island unit. Leading through from the kitchen is the family room, a large open space with vaulted ceiling and double glazed French doors opening to the rear garden.

Other features include a utility room, WC facilities on all floors, an impressive four piece family bathroom and with three double bedrooms, there is no compromise.

Situated on this attractive tree-lined avenue, what cannot be appreciated from the road is the larger than expected rear garden, with generous patio area, expansive lawn and two garden buildings and a summerhouse, as well as purpose built brick garage-style workshop. This could be put to other uses such as a gym, den, home office, etc.

With sash-style double glazed windows to the front, keeping the appearance and character of the original property, with double glazing throughout and gas fired central heating served from a combination boiler, this property has been extremely well maintained and offers ready to move into accommodation with NO CHAIN.

We strongly recommend viewing this property so you do not miss out on the quality and size of the accommodation and generous garden space on offer.



HALLWAY
A spacious and welcoming entrance lobby with composite double glazed front entrance door, radiator, stairs to the first floor.

LOUNGE
12'11" x 12'11" (3.96 x 3.95)
Feature fireplace, radiator, double glazed window to the side, double glazed windows to the front.

KITCHEN
13'0" x 12'1" (3.97 x 3.70)
Incorporating a range of high quality Shaker-style fitted wall, base and drawer units with matching central island unit having wood block worktops, a Belfast sink unit, range-style cooker, integrated dishwasher and fridge/freezer, radiator. Open to utility room and family room.

FAMILY ROOM
17'10" x 12'8" (5.45 x 3.87)
A large spacious room, ideal for entertaining, with a vaulted ceiling having two Velux double glazed roof windows, radiator, double glazed French doors opening to the rear garden.

UTILITY ROOM
6'1" x 4'8" (1.86 x 1.43)
Wood block worktop with under-counter space, plumbing for washing machine and tumble dryer. Door to cloaks/WC.

CLOAKS/WC
Wash hand basin with vanity unit, low flush WC.

FIRST FLOOR LANDING
Stairs leading to the second floor. Doors to bedrooms one and two, and family bathroom.

BEDROOM ONE
12'11" x 12'1" (3.96 x 3.69)
Period-style feature fireplace, radiator, two double glazed windows to the front.

BEDROOM TWO
12'1" x 11'6" (3.70 x 3.52)
Radiator, double glazed window to the rear.

FAMILY BATHROOM
8'6" x 9'8" (2.61 x 2.95)
Modern and contemporary four piece suite comprising pedestal wash hand basin, low flush WC, bath with handheld shower fixture, walk-in shower enclosure with thermostatically controlled shower. Heated towel rail, partially tiled walls, double glazed window.

SECOND FLOOR LANDING
Velux double glazed window, eaves storage space. Door to cloaks/WC and bedroom three.

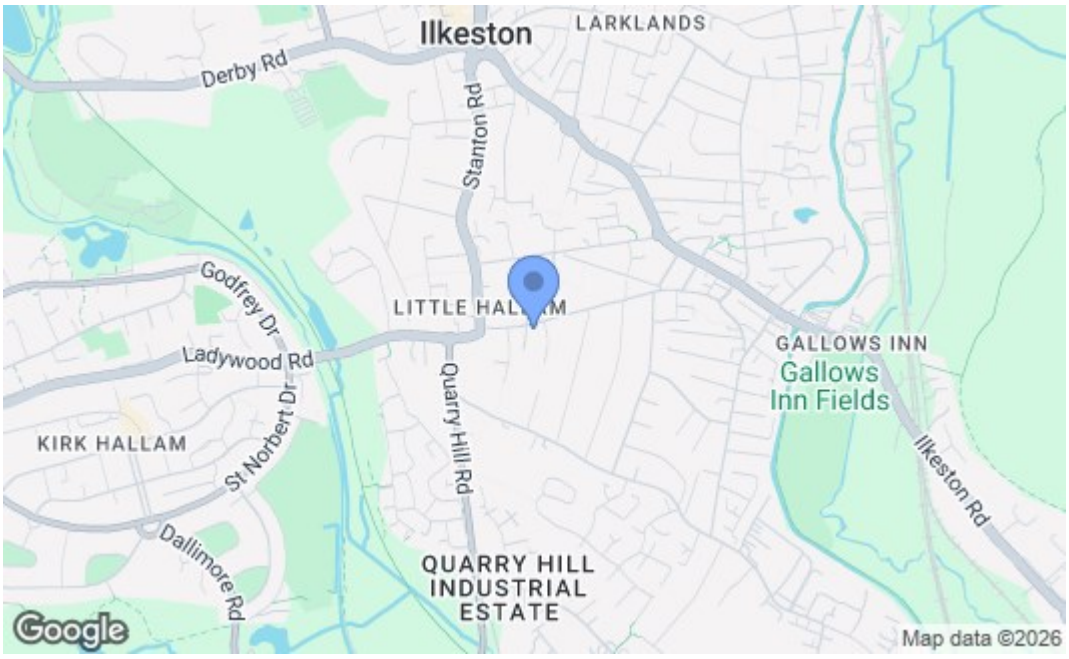
BEDROOM THREE
12'4" x 11'10" (3.77 x 3.61)
Radiator, two double glazed Velux roof windows.

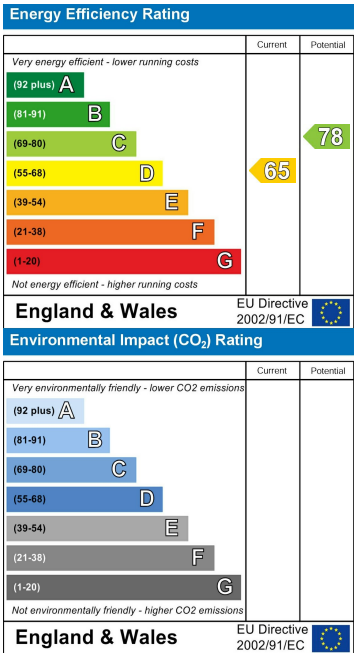
CLOAKS/WC
Two piece suite comprising wash hand basin, low flush WC.

OUTSIDE
The front elevation is framed by an attractive brick built garden wall with wrought iron railing detail and path to the front door. There is a path along the side of the property with a gate that leads to the rear garden. The rear garden is of a generous size and enclosed with large patio area, retaining garden wall and path leading to the main garden which is laid to lawn. There is a pathway running along side where you will find a brick built outbuilding for storage and towards the foot of the garden can be found a timber constructed summerhouse and shed. Adjacent to this is the purpose built brick workshop.

WORKSHOP
16'2" x 13'0" (4.93 x 3.97)
Brick constructed with roller shutter door giving access from the garden.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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.

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