Robert Ellis

look no further. . .

Kingston Avenue
Ilkeston, DE7 4BD

A THREE BEDROOM SEMI DETACHED HOUSE.

£225,000 Freehold

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Offered for sale this three bedroom semi detached house in a ready to move into condition.

Offering a modern, stylish interior, great for first time buyers and young families. With the benefit of gas fired central heating served from a combination boiler (installed in 2021), modern fitted kitchen with feature central island unit and a large uPVC double glazed conservatory. What cannot be appreciated from the road is the expansive rear gardens with patio and lawns, and backing onto playing fields. This is a great, safe environment for families to unwind, play and relax.

To the front is a forecourt which offers the potential for off-street parking for two vehicles (subject to a drop kerb). Situated on a residential street within this popular and established residential suburb, close to the market town centre of Ilkeston where there is a variety of shops and amenities, including Morrisons and Tesco, as well as the train station for those wishing to commute.

This property would make a fantastic first home with space to grow. An early internal viewing is highly recommended.

ENTRANCE HALL
Double glazed window and front entrance door, radiator, stairs to the first floor.

LOUNGE
13'4" x 13'0" (4.07 x 3.97)
A period-style cast iron fire surround with inset gas fire, fitted low level cupboards and shelving. Radiator, double glazed bay window to the front.

DINING KITCHEN
16'6" x 9'10" (5.04 x 3.02)
Comprising a fully fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Feature central island unit with base cupboards, wood block work surfacing including breakfast bar. Gas cooker point, space and plumbing for dishwasher. Integrated fridge/freezer, utility area with plumbing and space for washing machine and tumble dryer. Wall mounted Worcester combination boiler (installed in 2021). The kitchen area has double glazed window and patio doors leading to the conservatory. To the utility area there is a double glazed door to the side elevation and door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

CONSERVATORY
13'10" x 12'7" (4.23 x 3.86)
uPVC double glazing with double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Loft hatch and doors to bedrooms and bathroom.

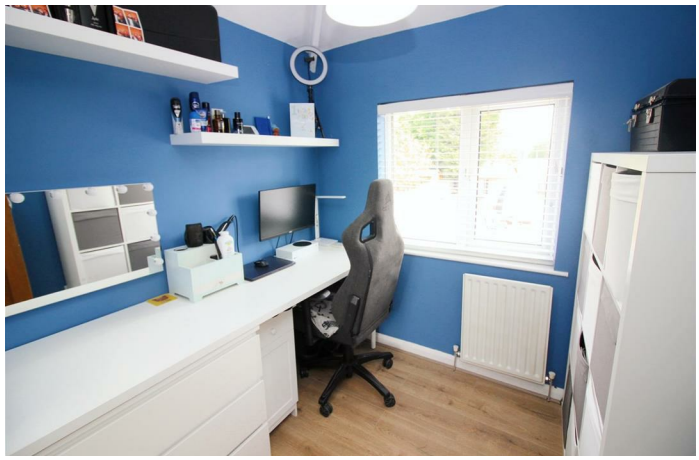
BEDROOM ONE
11'3" x 8'5" to wardrobes (3.43 x 2.57 to wardrobes)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

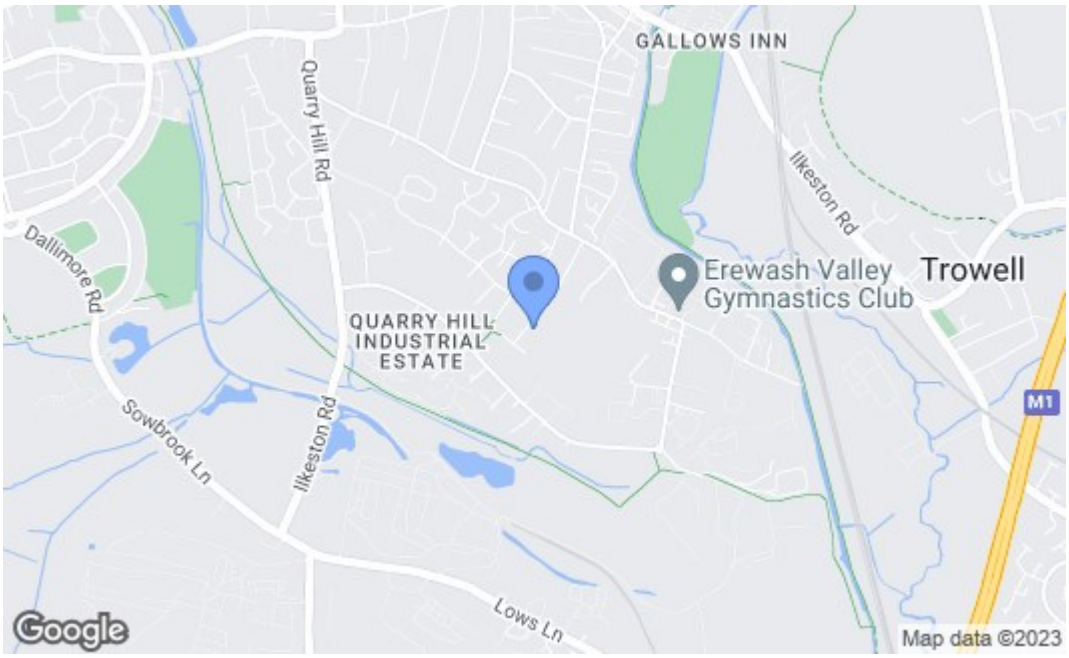
BEDROOM TWO
10'2" x 8'11" (3.12 x 2.72)
Radiator, double glazed window to the rear.

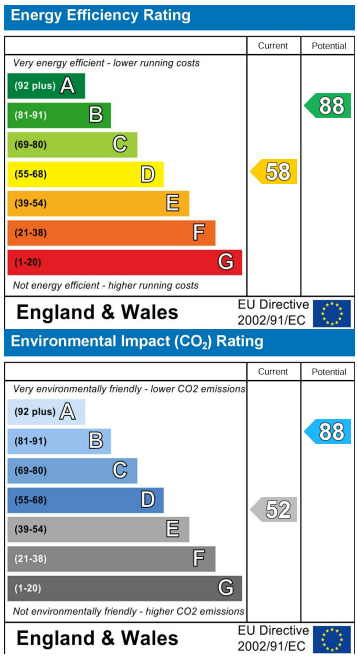
BEDROOM THREE
7'2" x 6'11" (2.20 x 2.12)
Radiator, double glazed window to the rear.

FAMILY BATHROOM
7'11" x 5'10" (2.43 x 1.79)
Three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with shower over. Radiator, double glazed window.

OUTSIDE
There is an attractive crazy paved forecourt which offers potential for off-street parking for two vehicles side-by-side (subject to planning permission and drop kerb). There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is of a generous size with attractive shaped paved patio area, expansive lawn with pathway running along one side to a further patio area, beyond which is an additional garden area with further area laid to lawn and pathway running to the foot of the plot where there is a garden shed and large base (suitable for a garden building). The rear boundary fence backs onto the Rugby Ground.







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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