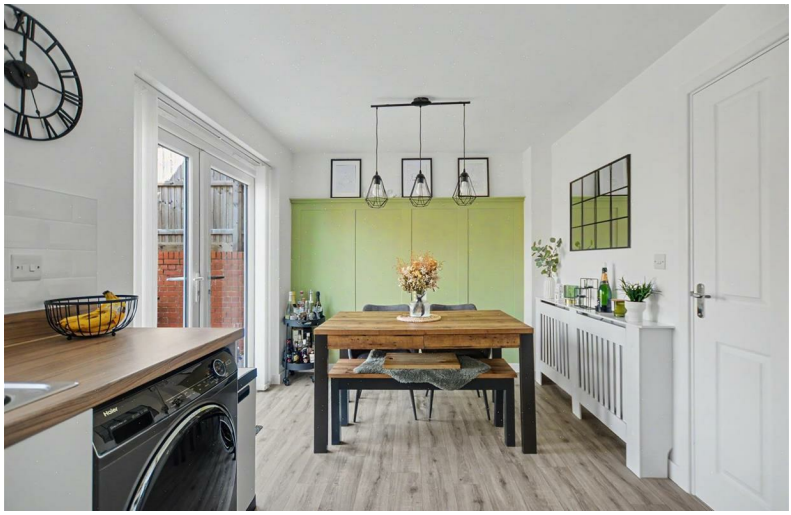
Robert Ellis

look no further...



Tib Meadow Close
Ilkeston, Derbyshire DE7 4SP

A MODERN THREE BEDROOM SEMI DETACHED HOUSE.

£243,500 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET "THE HANDBURY" 2022 CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THIS NOW ESTABLISHED MODERN DEVELOPMENT.

With accommodation over two floors, the ground floor comprises of entrance hall, ground floor WC, lounge and full width kitchen diner. The first floor landing then provides access to three bedrooms (the principal bedroom with en-suite) and family bathroom.

The property also benefits from dual zone gas fired central heating from a combination boiler, double glazing, off-street parking to the front with an expansion the front driveway providing further parking, as well as a landscaped (non-overlooked) rear garden.

The property is located in this now established modern residential development situated on the outskirts of Ilkeston bordering New Stanton. The location provides easy access to an array of transport links including the M1 and Ilkeston train station. There is also easy access to the shops, services and amenities in Ilkeston town centre, good schooling for all ages and outdoor countryside access including the Nutbrook Trail which is accessed directly from the edge of the development.

The property also benefits from the remainder of its NHBC warranty, offering peace of mind for the onward purchaser, and is certainly in a ready to move into condition, ideal for both first time buyers and young families alike.

We highly recommend an internal viewing.

ENTRANCE HALL
8'10" x 7'6" (2.70 x 2.31)
Composite panel and double glazed front entrance door, boxed-in consumer unit, radiator with display cabinet, staircase rising to the first floor. Doors to lounge and WC.

GROUND FLOOR WC
5'6" x 3'0" (1.69 x 0.92)
Modern white two piece suite comprising push flush WC, corner wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the front, radiator.

LOUNGE
14'3" x 11'10" (4.35 x 3.61)
Double glazed window to the front (with fitted blinds), radiator, media points, useful understairs storage cupboard, further door into the kitchen diner.

KITCHEN DINER
15'3" x 8'9" (4.65 x 2.67)
Spanning the full width of the ground floor, the kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Double glazed window to the rear (with fitted blinds), decorative tiled splashbacks. Opening through to the dining area where there is ample space for dining table and chairs, radiator with display cabinet, decorative panelling to one wall with display shelving, double glazed French doors (with fitted blinds) to the rear garden.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, doors to all bedrooms and bathroom. Useful storage cupboard with shelving. Loft access point with pull-down ladder to a partially boarded and insulated loft space with drop down light cable.

BEDROOM ONE
12'0" x 9'6" (3.66 x 2.90)
Double glazed window to the front (with fitted blind), radiator, useful storage cupboard, wardrobes (included). Door to en-suite.

EN-SUITE
6'3" x 5'4" (1.92 x 1.63)
Modern white three piece suite comprising tiled and enclosed shower cubicle with glass screen and folding glass shower door with mains shower, push flush WC, wash hand basin with mixer tap. Partial tiling to the walls, double glazed window to the front, radiator, extractor fan.

BEDROOM TWO
9'0" x 7'6" (2.76 x 2.30)
Double glazed window to the rear (with fitted blinds), radiator.

BEDROOM THREE
7'6" x 5'11" (2.30 x 1.82)
Double glazed window to the rear (with fitted blinds), radiator.

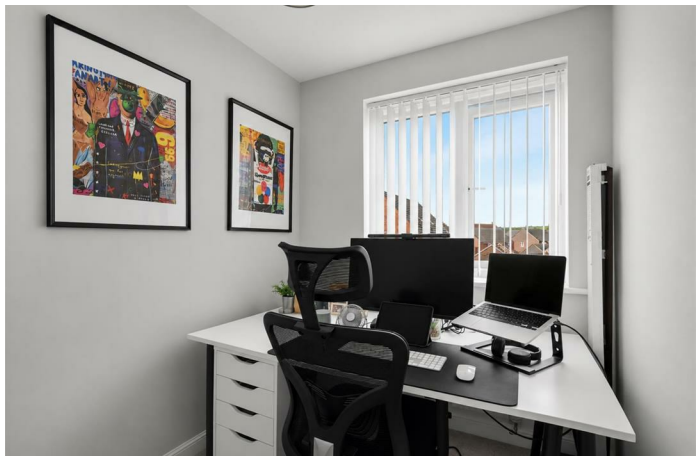
BATHROOM
6'0" x 5'10" (1.84 x 1.80)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and electric shower over, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, double glazed window to the side (with fitted blind), extractor fan, chrome ladder towel radiator.

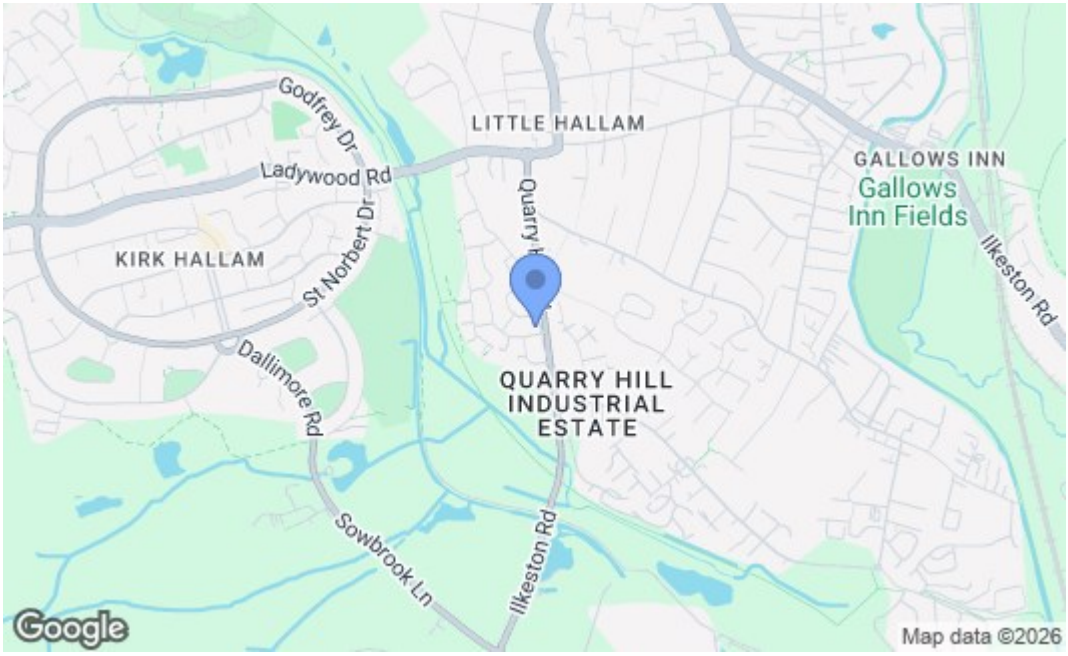
OUTSIDE
To the front of the property, there is a double width tarmac driveway providing off-street parking side-by-side for two vehicles, pathway to the front entrance door, pedestrian access then leads down the side of the house into the rear garden.

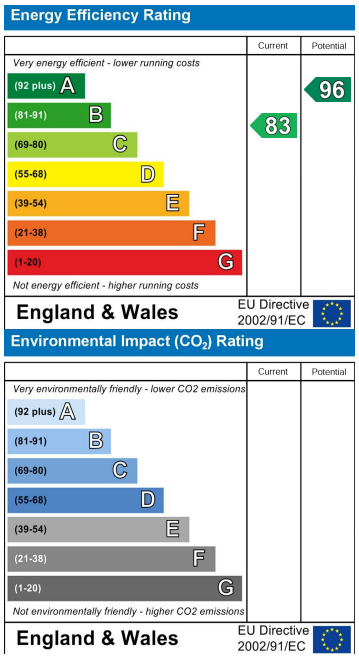
TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines, designed and landscaped making the most of the entertaining space with a good size initial porcelain slab patio area leading onto a central lawn with beds and borders housing a variety of bushes and shrubbery. There is a raised deck to the rear offering further entertaining space and space for a timber storage shed to the back right corner of the plot. Within the garden, there is an external water tap and lighting.

DIRECTIONS
Upon leaving Stapleford into Sandiacre, turn right at the Sandiacre traffic lights onto Town Street and proceed parallel with the canal in the direction of New Stanton. On Lows Lane, upon reaching Twelve Houses, continue right onto Quarry Hill Road, over the bridge and take a left hand turn onto Elka Road and follow the road round before taking a right hand turn onto Tib Meadow Close. The property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
The property has an annual service charge payment of approximately £140 per annum. We ask that you confirm this with your solicitor prior to completion.







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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